

# ASSURED SHORTHOLD TENANCY AGREEMENT \*\*ENGLAND & WALES\*\* This Agreement is dated: \*\*2025-06-12\*\* --- ## PARTIES \*\*LANDLORD:\*\* Name: yes Address: 12, london, ls1 1ab Email: info@me.com Phone: 01273 123123 \*\*TENANT(S):\*\* 0. Name: tariq Date of Birth: 1983-07-14 Email: me@me.com Phone: 01253 123123 --- ## THE PROPERTY The property which is let is: \*\*34, leed, ls1 1ab\*\* Description: [object Object] \*\*Furnished Status:\*\* furnished --- ## THE TERM \*\*Start Date:\*\* 2025-06-12 \*\*End Date:\*\* [object Object] This is a \*\*fixed term\*\* tenancy for \*\*6 months\*\*. After the fixed term ends, if neither party takes action to end the tenancy, it will continue as a periodic tenancy on the same terms. --- ## THE RENT \*\*Rent Amount:\*\* £1000 per month \*\*Payment Due:\*\* 1st of each month \*\*Payment Method:\*\* Cash \*\*Payment Details:\*\* no \*\*First Payment:\*\* £ due on --- ## THE DEPOSIT \*\*Deposit Amount:\*\* £1100 The deposit must be paid on or before the start of the tenancy. \*\*Deposit Protection:\*\* Within 30 days of receiving the deposit, the Landlord will protect it in a government-approved tenancy deposit scheme and provide the Tenant with the prescribed information. \*\*Deposit Scheme:\*\* DPS \*\*Purpose:\*\* The deposit is held as security for: - Damage to the property, fixtures, fittings or contents - Unpaid rent - Unpaid bills where tenant is responsible - Cleaning costs if property not left reasonably clean - Other breaches of this agreement --- ## INVENTORY An inventory of the property's contents and condition is attached as Schedule 1. The Tenant agrees that the inventory is accurate unless written objections are provided within \*\*7 days\*\* of the start of the tenancy. --- ## TENANT'S OBLIGATIONS The Tenant agrees to: #### 1. Rent Payment Pay the rent on time without deduction or set-off (unless legally entitled). #### 2. Utilities and Council Tax Pay all charges for gas, electricity, water, sewerage, telephone, internet, and council tax during the tenancy. #### 3. Use of Property - Use the property as a private residence only - Not run any business from the property without written consent - Not use the property for any illegal or immoral purpose #### 4. Care of Property - Keep the property clean and tidy - Keep the property adequately heated and ventilated to prevent condensation and mould - Report any defects or damage promptly to the Landlord - Not cause or allow damage to the property - Make good any damage caused by the Tenant or visitors (fair wear and tear excepted) #### 5. Alterations Not make any alterations, additions or improvements without the Landlord's written consent. #### 6. Decorations Not remove or alter any of the Landlord's decorations, fixtures, fittings or furnishings. #### 7. Pets Not keep any pets, birds or animals at the property without the Landlord's prior written consent. #### 8. Smoking Smoking is permitted but the Tenant must ensure property is not damaged and odours are minimized. #### 9. Subletting and Assignment - Not sublet, assign, part with possession or share occupation of the property without written consent - Not take in lodgers without written consent #### 10. Access Allow the Landlord or their agent access at reasonable times on 24 hours' written notice for: - Inspections (maximum once per quarter) - Repairs and maintenance - Viewings (if property being sold or re-let) - Emergency access (no notice required) #### 11. Gardens #### 12. Waste Disposal - Dispose of all rubbish appropriately - Follow local council recycling guidelines - Keep

wheelie bins in designated area #### 13. Neighbourhood - Not cause nuisance or annoyance to neighbours - Not play loud music between 11pm and 7am - Ensure visitors do not cause nuisance #### 14. Insurance Arrange contents insurance for the Tenant's own possessions. #### 15. End of Tenancy - Give proper notice to end the tenancy - Return the property clean and tidy - Return all keys - Remove all belongings - Provide forwarding address --- ## LANDLORD'S OBLIGATIONS The Landlord agrees to: #### 1. Quiet Enjoyment Allow the Tenant quiet enjoyment of the property without unlawful interruption. #### 2. Repairs Keep in repair: - The structure and exterior of the property - Installations for gas, electricity, water and sanitation - Installations for heating and hot water - Common parts (if applicable) #### 3. Safety - Ensure gas appliances are safe and provide annual Gas Safety Certificate - Ensure electrical installations are safe (EICR every 5 years) - Provide smoke alarms on each floor - Provide carbon monoxide alarm in rooms with solid fuel appliances - Ensure furniture and furnishings meet fire safety regulations #### 4. Deposit Protection Protect the deposit in an approved scheme within 30 days and provide prescribed information. #### 5. Right to Rent Conduct right to rent checks before tenancy begins. #### 6. Information Provide: - Energy Performance Certificate - Gas Safety Certificate - How to Rent guide - Deposit protection prescribed information --- ## INSURANCE The Landlord will insure the property and contents owned by the Landlord. The Tenant must arrange contents insurance for their own possessions. The Landlord is not responsible for loss or damage to the Tenant's belongings. --- ## ENDING THE TENANCY #### By the Tenant: - During fixed term: Only by mutual agreement (unless break clause below) - After fixed term: Give at least 1 month notice in writing #### By the Landlord: - Must follow Housing Act 1988 procedures - Usually by serving Section 8 or Section 21 notice - Minimum 2 months' notice (Section 21) or notice period specified for ground (Section 8) - Cannot serve Section 21 in first 4 months - Must obtain court order if Tenant does not leave --- ## DATA PROTECTION Personal data will be processed in accordance with UK GDPR. The Landlord will use the Tenant's data for: - Managing the tenancy - Rent collection - Property maintenance - Legal obligations (deposit protection, right to rent) - Reference requests from future landlords (with consent) Data will be kept for 6 years after tenancy ends (for legal/tax purposes). --- ## JURISDICTION This agreement is governed by the law of England. --- ## TYPE OF TENANCY This is an **\*\*ASSURED SHORTHOLD TENANCY\*\*** under the Housing Act 1988 (as amended). The Tenant has the right to occupy the property during the tenancy. The Landlord can only regain possession by following the correct legal procedures and obtaining a court order. --- ## ADDITIONAL TERMS no --- ## SCHEDULES **\*\*Schedule 1:\*\*** Inventory and condition report (attached) --- ## SIGNATURES #### Landlord: Signed: \_\_\_\_\_ Name: yes Date: \_\_\_\_\_ #### Tenant(s): Signed: \_\_\_\_\_ Name: tariq Date: \_\_\_\_\_ --- ## PRESCRIBED INFORMATION PROVIDED ☐ How to Rent guide provided ☐ Gas Safety Certificate provided ☐ Energy Performance Certificate (EPC) provided ☐ Deposit protection prescribed information provided ☐ Right to rent check

completed --- **\*\*IMPORTANT NOTES:\*\*** 1. **\*\*Keep this agreement safe\*\*** - you will need it throughout the tenancy 2. **\*\*Read it carefully\*\*** - make sure you understand all terms 3. **\*\*Seek advice\*\*** if anything is unclear 4. **\*\*Check inventory\*\*** - report any discrepancies within 7 days 5. **\*\*Pay rent on time\*\*** - set up standing order if possible 6. **\*\*Report repairs promptly\*\*** - don't let small problems become big ones 7. **\*\*Give proper notice\*\*** - when you want to leave --- **\*\*This tenancy agreement was generated by Landlord Heaven ([www.landlordheaven.co.uk](http://www.landlordheaven.co.uk))\*\***

**\*\*Document Reference:\*\*** DOC-MIGSKNO7-GH3A8I **\*\*Generated:\*\*** 2025-11-27T02:05:44.023Z **\*\*QA Score:\*\*** /100 --- **\*\*LEGAL REFERENCES:\*\*** - Housing Act 1988 (as amended) - Tenant Fees Act 2019 - The Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997

# Terms and Conditions

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Landlord Heaven Document Generation Service

## 1. Document Generation Service

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This tenancy agreement has been generated using Landlord Heaven's automated document generation service. The document is based on information you provided through our guided wizard and complies with the laws of **England & Wales** as of **2025-11-27**.

## 2. Legal Compliance

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We take reasonable care to ensure our templates comply with current legislation. However, laws change regularly, and you are responsible for:

- Verifying the document meets current legal requirements
- Ensuring all required certificates and documents are attached
- Seeking independent legal advice if required
- Complying with all landlord obligations under law

## 3. Accuracy of Information

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You are responsible for ensuring all information provided is accurate and complete. Landlord Heaven is not liable for errors or omissions in the information you provide.

## 4. Use of Documents

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Documents generated are for your personal use only and may not be:

- Resold or redistributed
- Used for commercial document generation services
- Modified and represented as Landlord Heaven originals

## 5. Liability Limitations

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Landlord Heaven provides this service "as is" without warranty. We are not liable for any losses arising from the use of generated documents. Maximum liability is limited to

the amount paid for the service.

## 6. Updates and Revisions

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Standard customers receive the generated document as-is. For revisions or updates, please contact support.


## 7. Data Protection

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Your data is processed in accordance with UK GDPR. We store your information securely and use it only for document generation and service provision. See our Privacy Policy for details.

## 8. Professional Advice

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 **IMPORTANT:** This service does not constitute legal advice. For complex situations or legal disputes, we strongly recommend consulting a qualified solicitor or legal professional.

### Questions or Concerns?

Contact us at: [support@landlordheaven.co.uk](mailto:support@landlordheaven.co.uk)



# CERTIFICATE OF CURATION

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This is to certify that the attached tenancy  
agreement has been  
**curated by**

**yes**

and generated using the **Landlord Heaven**  
professional document generation platform

## ✓ Legal Compliance Certification

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This tenancy agreement is **legally compliant** and  
**court-ready** for use in:

**England & Wales**

This document has been generated in accordance  
with:

**Document Type:**

Standard Assured Shorthold  
Tenancy Agreement

**Generated Date:**

27/11/2025

**Document ID:**

DOC-MIGSKNOP-K266D6

**Property:**

34  
leed, ls1 1ab

**Digitally Verified**

Landlord Heaven Platform

**Date of Issue**

27/11/2025

This certificate confirms that the tenancy agreement was  
generated using legally compliant templates  
and contains all required clauses and notices as mandated by  
law.

**Landlord Heaven** | Professional Legal Documents |

[landlordheaven.co.uk](https://landlordheaven.co.uk)

# Legal Validity Summary

This section explains why the attached tenancy agreement appears compliant with core England & Wales AST requirements. It is generated from the facts provided in the wizard and is designed to be read alongside the Certificate of Curation.



## Core tenancy elements

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- **Parties captured:** Landlord yes and 1 tenant(s) with contact details.
- **Property:** 34, leed, ls1 1ab (house).
- **Rent & term:** £1000 per month due 1st; tenancy starts 2025-06-12, ends [object Object].
- **Subletting:** Not allowed.
- **Rent review:** Section 13 / Annually.



## Deposit & prescribed information

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- Deposit of £1100 to be protected with **DPS** by [object Object].
- Deposit due/paid on [object Object].
- Deposit cap check: The template enforces Tenant Fees Act limits based on the rent provided.



## Safety & statutory documents

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- Gas safety certificate: ☒ provided
- Electrical safety (EICR): ☒ provided
- EPC rating: ☒ C
- Smoke alarms: ☒ confirmed; CO alarms: ☒ confirmed



- Right to Rent checks: ☒ completed on [object Object]
- How to Rent guide: ☒ confirmed issued



### **Inventory & property care**

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- Inventory: ☒ schedule to be attached
- Cleaning: Professional cleaning required on exit

This summary is informational and based solely on the data provided. It is not legal advice. Landlords must ensure all statutory documents are served correctly and retain evidence of service in line with the Housing Act 1988, Tenant Fees Act 2019, Deregulation Act 2015, and related regulations.

# Government Model Tenancy Clauses

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England & Wales | Assured Shorthold Tenancy

## Important Notice

These are the government's model tenancy clauses for England. Your tenancy agreement above incorporates these clauses as required by law. This appendix provides the full text for reference.

## 1. Rent

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The Tenant agrees to pay the Rent on the days and in the manner specified in this Agreement.

Rent is payable in advance. If the tenancy is for a fixed term of less than 12 months, the Landlord may not increase the Rent during that fixed term.

## 2. Prohibited Payments

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In accordance with the Tenant Fees Act 2019, the Landlord may not require the Tenant to make any prohibited payments. Permitted payments are:

- Rent
- A refundable tenancy deposit (maximum 5 weeks' rent if annual rent is less than £50,000, or 6 weeks' rent if £50,000 or more)
- A refundable holding deposit (maximum 1 week's rent)
- Payments to change the tenancy when requested by the Tenant (capped at £50 or reasonable costs)
- Payments for utilities, communication services, council tax
- Default fees for late payment of rent or lost keys/security devices

## 3. Deposit Protection

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If the Landlord takes a deposit, they must protect it in a government-approved tenancy deposit scheme within 30 days of receipt. The Landlord must provide prescribed information about the deposit protection to the Tenant.

**Deposit Protected With:**

**Amount:** £1100

## **4. Condition of Property**

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The Tenant agrees to:

- Keep the Property clean and in good condition
- Promptly report any defects or disrepair to the Landlord
- Not damage or alter the Property without written consent
- Return the Property in the same condition at the end of the tenancy (fair wear and tear excepted)

## **5. Landlord's Obligations**

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The Landlord must ensure the Property is fit for human habitation and must:

- Keep in repair the structure and exterior (including drains, gutters, external pipes)
- Keep in repair and working order the installations for water, gas, electricity, heating, and hot water
- Keep in repair and working order sanitary installations (baths, sinks, toilets)
- Ensure gas and electrical safety certificates are obtained and provided
- Fit smoke alarms on every storey and carbon monoxide alarms where required

## **6. Access for Repairs**

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The Tenant must allow the Landlord reasonable access to inspect the Property and carry out repairs, subject to giving at least 24 hours' written notice (except in emergencies).

## **7. Subletting and Assignment**

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The Tenant must not:

- Sublet the whole or part of the Property
- Assign or transfer the tenancy
- Take in lodgers

Without the Landlord's prior written consent.

## 8. Notice to End Tenancy

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If the Landlord wishes to end a periodic tenancy, they must serve a Section 21 notice giving at least 2 months' notice. The notice cannot be served within the first 4 months of the tenancy.

If the Landlord wishes to regain possession during a fixed term (where grounds exist), they must serve a Section 8 notice with the appropriate notice period for the ground being used.

## 9. Tenant's Right to Quiet Enjoyment

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The Tenant has the right to "quiet enjoyment" of the Property. The Landlord must not interfere with the Tenant's use and enjoyment of the Property without lawful excuse.

## 10. How to Rent Guide

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The Landlord must provide the Tenant with the latest version of the government's "How to Rent" guide at the start of the tenancy. This guide explains the Tenant's rights and responsibilities.

### Additional Legal Requirements

- Energy Performance Certificate (EPC) - minimum rating E required
- Gas Safety Certificate (if property has gas) - renewed annually
- Electrical Installation Condition Report (EICR) - every 5 years
- Right to Rent immigration checks completed before tenancy starts

Source: Housing Act 1988 (as amended) | Tenant Fees Act 2019 | Deregulation Act 2015

For full legislation, visit: [www.legislation.gov.uk](https://www.legislation.gov.uk)

# Tenancy Deposit Protection Certificate

Prescribed Information Under Deposit Protection Regulations

## Legal Requirement

This certificate must be provided to the tenant within 30 days of receiving the deposit. Complete all sections and provide a signed copy to your tenant.

### 1. Property Details

Property Address:	34 leed, ls1 1ab
Tenancy Start Date:	12/06/2025

### 2. Landlord Details

Name:	yes
Address:	12, london, ls1 1ab
Contact:	Email: info@me.com Phone: 01273 123123

### 3. Tenant Details

Tenant Name(s):	
Contact:	Email: Phone:

## 4. Deposit Details

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Deposit Amount:	£1100
Date Paid:	_____
Payment Method:	_____

## 5. Deposit Protection Scheme

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Scheme Name:	_____
Certificate Number:	_____
Date Protected:	_____

### What Happens to Your Deposit

Your deposit is protected in a government-approved scheme. At the end of the tenancy:

- If there are no disputes, the deposit will be returned within 10 days
- If there are deductions, we must provide evidence (photos, receipts, inventory reports)
- If we cannot agree, the deposit scheme offers free Alternative Dispute Resolution (ADR)
- The scheme holds the deposit until the dispute is resolved

## 6. How to Raise a Dispute

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If you disagree with any proposed deductions at the end of the tenancy:

1. Contact the landlord/agent to discuss the deductions
2. If no agreement is reached, contact the deposit scheme directly

3. The scheme will offer free ADR to resolve the dispute
4. The ADR decision is binding on both parties

## 7. Scheme Contact Information

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For scheme contact details, certificate number, and dispute resolution, visit:

- Deposit Protection Service (DPS): [www.depositprotection.com](http://www.depositprotection.com)
- MyDeposits: [www.mydeposits.co.uk](http://www.mydeposits.co.uk)
- Tenancy Deposit Scheme (TDS): [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com)

## 8. Signatures

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**Landlord Signature:**

**Tenant Signature:**

\_\_\_\_\_

\_\_\_\_\_

yes

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Keep a signed copy of this certificate for your records  
Generated by Landlord Heaven | Document ID: DOC-MIGSKNP2-UT8A5A

# Property Inventory & Condition Report

Complete before tenancy starts • Keep photos as evidence

## Important: Take Photographs

Take clear, dated photographs of every room and item listed below. Store photos digitally and reference them in this inventory. This protects both landlord and tenant.

## Property Information

Address:	34, leed, ls1 1ab
Property Type:	house - furnished
Date Completed:	_____
Completed By:	_____

## Condition Rating Guide

Rating	Description
Excellent	As new, no marks or wear
Good	Clean, minor wear consistent with age
Fair	Showing signs of wear, functional but dated
Poor	Damaged, stained, or in need of repair/replacement



## Living Room

Item	Condition	Notes / Defects	Photo #
Walls			
Ceiling			
Floor / Carpet			
Windows			
Doors			
Light Fittings			
Radiators / Heating			
Power Sockets			

## Kitchen

falsefalsefalsefalse

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor			
Kitchen Units			
Worktops			
Sink & Taps			
Oven/Hob			
Extractor Fan			

## Bedroom 1

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor / Carpet			
Windows			
Built-in Wardrobes			

*Note: Repeat this section for each bedroom in the property*

## Bathroom

Item	Condition	Notes / Defects	Photo #
Walls & Ceiling			
Floor / Tiles			
Bath			
Shower			
Toilet			
Sink & Taps			
Mirror / Cabinet			
Extractor Fan			

## Meter Readings & Keys

### Meter Readings (at start of tenancy)

<b>Electricity:</b>	_____
<b>Gas:</b>	_____
<b>Water:</b>	_____

### Keys Provided

<b>Front Door:</b>	_____ keys
<b>Back Door:</b>	_____ keys
<b>Other:</b>	_____

## Signatures

Both parties confirm this inventory is accurate at the start of the tenancy.

**Landlord/Agent:**

**Tenant:**

yes

Date: \_\_\_\_\_

Date: \_\_\_\_\_