

HMO ASSURED SHORTHOLD TENANCY AGREEMENT

England — Professional Edition

This Agreement is dated: 2 February 2026

About This Agreement

This is a legally binding contract between the Landlord and Tenant(s) for the rental of a residential property in England. It is governed by the Housing Act 1988 (as amended), Deregulation Act 2015, and complies with all current England legislation including the Tenant Fees Act 2019 and deposit protection requirements. This AST does not apply to Wales.

1

THE PARTIES

LANDLORD

Name: Tariq Mohammed

Address: 35 Woodhall Park Avenue

Email: t_mohammed@msn.com

Phone: 07961834494

TENANT(S)

Tenant 1: Sonia Shezadi

Date of Birth: 12 February 1985

Email: sonia_shezadi@msn.com

Phone: 01274 123123

Joint and Several Liability

Where there are multiple Tenants, each Tenant is jointly and severally liable for all obligations under this Agreement. This means each Tenant is individually responsible for the full rent and all other obligations, not just their share.

GUARANTOR

Name: Arwa Butt

Address: 10 Wellands Terrace Bradford BD3 8AQ

Email: arwa@me.com

Phone: 07961123123

Date of Birth: 12 February 1980

Relationship to Tenant: Sister

GUARANTOR AGREEMENT

The Guarantor hereby agrees to act as guarantor for the Tenant(s) named above and undertakes the following:

1. Joint and Several Liability

The Guarantor agrees to be jointly and severally liable with the Tenant for all obligations under this Agreement. This means the Guarantor is fully responsible for the Tenant's obligations, not just guaranteeing them.

2. Rent Payment Guarantee

If the Tenant fails to pay rent when due, the Guarantor must pay the outstanding rent within 14 days of receiving written demand from the Landlord. This includes rent arrears, interest on late payments, and any costs incurred in recovering the debt.

3. Damage and Dilapidation

The Guarantor is liable for any damage to the Property beyond fair wear and tear, including cleaning costs, repair costs, and replacement of fixtures and fittings damaged by the Tenant.

4. Breach of Agreement

If the Tenant breaches any term of this Agreement, the Guarantor must remedy the breach or compensate the Landlord for any losses suffered, including legal costs.

5. Continuing Guarantee

This guarantee continues throughout the tenancy including any statutory periodic tenancy that arises after the fixed term expires. The guarantee remains valid even if the tenancy terms are varied by agreement between Landlord and Tenant.

6. Maximum Liability

The Guarantor's liability is capped at: **£12000** (12 months' rent) plus reasonable costs of enforcement. This cap does not apply to rent arrears accrued during the initial fixed term.

7. Independent Legal Advice

The Guarantor confirms they have been advised to seek independent legal advice before signing this guarantee and understands the full extent of their obligations.

Important Notice to Guarantor

By signing this Agreement as Guarantor, you are making a serious financial commitment. You will be responsible for paying the Tenant's rent and other obligations if they fail to do so. This could amount to thousands of pounds. **You should seek independent legal advice before signing.**

1A RIGHT TO RENT COMPLIANCE

IMMIGRATION ACT 2014 - RIGHT TO RENT REQUIREMENTS

Under the Immigration Act 2014, Landlords in England must check that all tenants aged 18 or over have the right to rent property in the UK. This Agreement cannot commence until satisfactory Right to Rent checks have been completed.

Document Verification

1A.1 Landlord's Confirmation: The Landlord confirms that Right to Rent checks have been completed for all Tenants named in this Agreement on **1 February 2026**.

1A.2 Documents Checked: The following original documents were inspected and copied:

- British/Irish passport (current or expired within last 2 years), OR
- Biometric Residence Permit showing indefinite leave to remain, OR
- Valid visa with permission to rent (time-limited or indefinite), OR
- Other acceptable documents as listed in the Home Office Right to Rent guidance

1A.3 Record Keeping: The Landlord will retain copies of the immigration documents checked for the duration of the tenancy plus 12 months after it ends, as required by law.

1A.4 Time-Limited Immigration Status: Where a Tenant has time-limited permission to rent, the Landlord will conduct follow-up checks before the immigration permission expires. The Tenant must provide updated documentation when requested.

1A.5 Tenant's Ongoing Obligations: The Tenant must immediately notify the Landlord of any changes to their immigration status. Failure to maintain the right to rent may result in termination of this tenancy.

Why Right to Rent Checks Matter

For Landlords: Failure to conduct Right to Rent checks can result in a civil penalty of up to £3,000 per tenant, or criminal prosecution with unlimited fines and up to 5 years imprisonment for repeat offenses or knowingly renting to illegal immigrants.

For Tenants: You must have valid immigration permission to rent in England. Renting without permission is a criminal offense and may affect future immigration applications.

Data Protection Notice

Personal data collected for Right to Rent checks (including copies of passports and immigration documents) will be processed in accordance with UK GDPR. This data will only be used for immigration compliance purposes and will be securely stored and destroyed 12 months after the tenancy ends.

2 THE PROPERTY

16 Waterloo Road

Property Type

house

Bedrooms

3

Furnished Status

unfurnished

Council Tax Band

EPC Rating

D

Parking

Yes

Parking

2.1 Parking is included: on the drive

3 THE TERM

Tenancy Period

3.1 Tenancy Start Date: 2 February 2026

3.2 Tenancy End Date: 2 February 2027 at 12:00 noon

3.3 Fixed Term Length: 12 months

3.4 Upon expiry of the fixed term, unless either party serves notice to end the tenancy, this agreement will automatically continue as a periodic (rolling) tenancy on the same terms.

How Notice Periods Work

- **During Fixed Term:** Neither party can end the tenancy early unless there's a break clause or the Tenant breaches the agreement.
- **After Fixed Term (Periodic):** Landlord must give at least 2 months' notice using Form 6A (Section 21). Tenant must give at least 1 month's notice.
- **For Breach:** Landlord may serve Section 8 notice for specific grounds (e.g., rent arrears) with notice periods ranging from 2 weeks to 2 months depending on the ground.

4

RENT & PAYMENTS

PAYMENT ITEM	AMOUNT	FREQUENCY
Monthly Rent	£1000	Monthly
Payment Due Date	1st of each month	-
Payment Method	Bank Transfer	-

Bank Account Details

Account Name: Tariq Mohammed

Sort Code: 11-00-01

Account Number: 12345678

- 4.1** The Tenant must pay rent by Bank Transfer to the bank account above.
- 4.2** Rent is due on the 1st of each month in advance.
- 4.3** The first payment of £1000 is due on or before 2 February 2026.

Late Payment

If rent is unpaid for 14 days or more after the due date, interest will accrue at 3% above the Bank of England base rate per annum. Additionally, the Landlord may serve a Section 8 Notice seeking possession on Ground 8 (serious rent arrears - at least 2 months' arrears) or Grounds 10 & 11 (some rent arrears).

Rent Increase Provisions (Premium)

ANNUAL RENT REVIEW CLAUSE

This tenancy includes an annual rent review provision. Rent may be increased in accordance with the terms below.

4.4 Rent Increase Mechanism: The rent may be increased annually on the anniversary of the tenancy start date, subject to the following conditions:

- **Method:** Section 13
- **Frequency:** Annually
- **Notice Period:** The Landlord must give at least **1 month's written notice** before any rent increase takes effect
- **During Fixed Term:** Rent increases during the initial fixed term are only permitted if this clause is included
- **After Fixed Term:** During periodic tenancy, the Landlord may use Section 13 notice procedure OR this clause (whichever is applicable)

4.5 Index-Linked Increase (RPI/CPI): Annual rent increases will be calculated based on the **Consumer Price Index (CPI)** or **Retail Price Index (RPI)** as published by the Office for National Statistics, capped at a maximum of **5% per annum**.

4.6 Calculation Formula: The new rent will be calculated as follows:

- $\text{Current Rent} \times (1 + \text{CPI/RPI percentage change}) = \text{New Rent}$
- Example: If current rent is £1,000/month and CPI is 3.2%, new rent = $£1,000 \times 1.032 = £1,032/\text{month}$
- If index increase exceeds 5%, the increase is capped at 5%
- If index is negative (deflation), rent will not decrease but remain at current level

4.7 Market Rent Alternative: Alternatively, the Landlord may propose an increase to the prevailing market rent, provided it is fair and reasonable. The Tenant may challenge any proposed increase they consider excessive by:

- Negotiating directly with the Landlord
- Referring the matter to a First-tier Tribunal (Property Chamber) for determination

- The Tribunal will assess whether the proposed rent is reasonable compared to similar properties in the area

Understanding Rent Increases

Rent increases linked to CPI/RPI are transparent and predictable, reflecting general inflation. This protects both parties: landlords maintain rental income value, while tenants avoid arbitrary large increases. You can check current CPI/RPI rates at www.ons.gov.uk (Office for National Statistics).

Tenant Rights on Rent Increases

Important: You have the right to:

- Receive proper written notice (minimum 1 month) before any rent increase
- Challenge unreasonable increases via First-tier Tribunal
- End the tenancy if you don't wish to accept the increase (give proper notice as per Section 3)
- Request evidence of CPI/RPI calculation

The Landlord cannot increase rent more than once per year without your written agreement. During the initial fixed term, rent can only increase if this clause is included in the Agreement.

5 DEPOSIT

DEPOSIT DETAILS	INFORMATION
Deposit Amount	£1000
Protection Scheme	MyDeposits
Maximum Permitted (5 weeks)	£

TENANT FEES ACT 2019 COMPLIANCE

Deposit does not exceed 5 weeks' rent (as annual rent is under £50,000)

Deposit will be protected within 30 days in an authorized scheme

Prescribed information will be provided within 30 days

No prohibited fees have been charged

Deposit Protection

5.1 The Landlord will protect the deposit in MyDeposits within 30 calendar days of receipt.

5.2 The Landlord will provide the Tenant with the Prescribed Information within 30 calendar days, including:

- Amount of deposit paid
- Address of the property
- Name and contact details of the deposit scheme
- How the deposit will be protected
- How to apply for release of the deposit
- What to do if there is a dispute

Failure to Protect Deposit

Landlord: If you fail to protect the deposit or provide the Prescribed Information within 30 days, you may be ordered to pay the Tenant 1-3 times the deposit amount in compensation. You will also be unable to serve a valid Section 21 notice until the deposit is protected and information provided.

6

BILLS & UTILITIES

UTILITY/BILL	RESPONSIBILITY
Council Tax	Tenant
Gas, Electric, Water	Tenant
Internet/Broadband	Tenant

Utility Obligations

- 6.1** The Tenant is responsible for paying the following utilities and services: Tenant, Tenant, Tenant.
- 6.2** The Tenant must take meter readings at the start and end of the tenancy.
- 6.3** The Tenant must notify utility companies of their occupancy and ensure all bills are paid promptly.

6A

TENANT OBLIGATIONS

Care of Property

6A.1 Cleanliness & Maintenance: The Tenant must:

- Keep the Property clean, tidy, and in good decorative order
- Keep the Property adequately heated and ventilated to prevent condensation, dampness, and mould growth
- Report any defects, damage, or disrepair to the Landlord promptly (within 48 hours of discovery)
- Not cause or permit any damage to the Property, fixtures, fittings, or furnishings
- Make good any damage caused by the Tenant, their family, or visitors (fair wear and tear excepted)

6A.2 Condensation Prevention: The Tenant must take reasonable steps to prevent condensation by:

- Opening windows regularly to allow ventilation
- Using extractor fans in bathrooms and kitchens during and after use
- Keeping trickle vents open where fitted
- Not blocking air vents or ventilation grilles
- Wiping down surfaces prone to condensation
- Reporting any signs of dampness or mould immediately

Alterations & Decorations

6A.3 Prohibition on Alterations: The Tenant must NOT:

- Make any structural alterations, additions, or improvements to the Property
- Remove, alter, or damage any of the Landlord's fixtures, fittings, or furnishings
- Install or remove any appliances, heating systems, or built-in furniture
- Change locks or add additional security devices without written consent
- Install satellite dishes, aerials, or external signage
- Make any permanent alterations without the Landlord's prior written consent

6A.4 Decorations: The Tenant must not:

- Paint or redecorate the Property without written consent
- Remove or alter existing decorations, wallpaper, or wall coverings
- Affix anything to walls with nails, screws, or adhesives that cause permanent damage
- Display external decorations visible from outside without consent

Picture Hanging: The Tenant may use small picture hooks or 3M Command strips for hanging lightweight pictures and mirrors. All holes must be filled and touched up at the end of the tenancy.

Subletting & Assignment (Premium Enhanced)

SUBLETTING STRICTLY PROHIBITED

Subletting all or part of the Property without prior written consent is a serious breach of this Agreement. Unauthorised subletting is grounds for seeking possession under Ground 12 of Schedule 2 to the Housing Act 1988. In certain circumstances (e.g., social housing fraud), unauthorised subletting may also constitute a criminal offence. The Tenant should be aware that any breach may result in eviction proceedings and potential civil liability.

6A.5 Absolute Prohibition: The Tenant must NOT:

- Sublet the whole or any part of the Property
- Assign or transfer the tenancy to another person
- Part with possession or share occupation of the Property
- Take in lodgers, paying guests, or subletting tenants
- Allow any other person to occupy the Property as their main residence

Without the Landlord's prior written consent, which may be granted or refused at the Landlord's absolute discretion.

6A.6 Short-Term Letting STRICTLY PROHIBITED: The Tenant must NOT:

- List the Property on **Airbnb, Booking.com, VRBO**, or any short-term letting platform
- Advertise the Property for short-term holiday lets, serviced accommodation, or commercial stays
- Use the Property for any form of commercial hospitality, guest house, or hotel-type operation
- Rent out rooms or the entire Property on a short-term basis (less than 90 days)
- Accept payment from guests, visitors, or temporary occupants in exchange for accommodation

Consequences of Breach

If the Tenant breaches the subletting prohibition, the Landlord may:

- Serve immediate Notice to Quit and seek possession under Ground 12 (breach of obligation)
- Claim damages for loss of control, unauthorized profits, and increased insurance costs
- Report the breach to Airbnb/platforms for account suspension
- Report criminal fraud to police (if social housing or Right to Buy property)
- Forfeit the entire tenancy deposit

Tenant Financial Liability: The Tenant may be liable for ALL income earned from unauthorized subletting, plus legal costs, plus damages. Courts have ordered subtenants to pay landlords £10,000+ in damages.

Why Subletting is Prohibited

Subletting creates serious legal, financial, and safety risks: unknown occupants may damage the property, increase insurance costs, violate planning/licensing laws, breach the Landlord's mortgage conditions, and create liability for accidents. Airbnb/short-term lets are particularly problematic as they create constant turnover of strangers, noise complaints from neighbors, and commercial use of residential property.

Access for Inspections & Repairs

6A.7 Landlord's Right of Access: The Tenant must allow the Landlord or their agents reasonable access to the Property upon at least **24 hours' written notice** for the following purposes:

- **Inspections:** Routine property inspections (maximum once per quarter / every 3 months)
- **Repairs & Maintenance:** Carrying out repairs, maintenance, or improvements
- **Viewings:** Showing the Property to prospective tenants or purchasers (only in final 2 months of tenancy)
- **Safety Checks:** Gas safety checks, electrical inspections, EPC assessments, smoke alarm testing
- **Valuations:** Mortgage valuations or insurance assessments

6A.8 Emergency Access: In case of emergency (fire, flood, gas leak, burst pipes, structural danger), the Landlord or emergency services may enter the Property immediately without prior notice. The Tenant must provide emergency contact details and ensure keys are accessible to the Landlord for emergencies.

6A.9 Reasonable Access Times: Access will normally be between 9:00 AM and 6:00 PM Monday to Friday, or at other times mutually agreed. The Tenant should not unreasonably refuse access when proper notice is given.

Waste Disposal & Recycling

6A.10 Waste Management: The Tenant must:

- Dispose of all household rubbish and waste appropriately in designated bins
- Follow the local council's recycling guidelines and use recycling bins correctly
- Place wheelie bins and recycling boxes out for collection on the correct days
- Return bins to their designated storage area promptly after collection
- Not allow rubbish to accumulate inside or outside the Property
- Not dump large items, furniture, or bulky waste without arranging proper disposal
- Pay for council bulky waste collection or use licensed waste disposal services

6A.11 Garden Waste: The Tenant must dispose of garden waste responsibly using the council's garden waste collection service (if provided) or composting. Do not burn garden waste or dump it in general waste bins.

Neighbourhood & Nuisance Prevention

6A.12 Nuisance Prohibition: The Tenant must NOT:

- Cause nuisance, annoyance, or disturbance to neighbors or other occupants of nearby properties
- Play loud music, television, or instruments between **11:00 PM and 7:00 AM**
- Hold parties or gatherings that cause excessive noise, parking problems, or antisocial behavior
- Use the Property for illegal activities, drug use, or criminal purposes
- Engage in threatening, abusive, or harassing behavior towards neighbors
- Allow visitors, guests, or family members to cause nuisance

6A.13 Antisocial Behaviour: The Tenant must not engage in antisocial behavior as defined by the Anti-social Behaviour, Crime and Policing Act 2014. This includes harassment, noise nuisance, threatening behavior, vandalism, or any conduct causing alarm or distress to others. Breach may result in immediate eviction proceedings under Ground 14 (nuisance or illegal use).

6A.14 Parking & Vehicles: The Tenant may use the designated parking space(s) for on the drive. The Tenant must not park in unauthorized areas, block access, or cause obstruction. Abandoned, untaxed, or uninsured vehicles will be reported to the council for removal.

Contents Insurance Requirement (Premium)

MANDATORY INSURANCE REQUIREMENT

As a condition of this Premium Tenancy Agreement, the Tenant **MUST** obtain and maintain adequate contents insurance for the full duration of the tenancy.

6A.15 Tenant Contents Insurance: The Tenant must:

- Obtain comprehensive contents insurance covering personal belongings to their full replacement value
- Ensure the policy includes **third-party liability cover** of at least **£1,000,000**
- Provide proof of insurance to the Landlord within **14 days of tenancy start**
- Maintain continuous insurance cover throughout the tenancy
- Provide updated proof of insurance upon renewal

6A.16 Landlord's Insurance: The Landlord's buildings insurance does NOT cover the Tenant's personal belongings, furniture, electronics, clothing, or other contents. The Tenant is solely responsible for insuring their own possessions against theft, fire, flood, and accidental damage.

Why Contents Insurance is Mandatory

Contents insurance protects YOU from financial loss if your belongings are damaged, stolen, or destroyed. Without insurance, you could lose thousands of pounds worth of possessions. The third-party liability element also protects you if you accidentally damage the Property (e.g., fire, flood, leaving taps running).

Affordable Contents Insurance

Tenant contents insurance typically costs £5-15 per month for £20,000-30,000 of cover. Providers include: Direct Line, Aviva, Admiral, Simply Business, and specialist tenant insurers like Urban Jungle and Homelet. Some policies include accidental damage cover for the Landlord's property.

End of Tenancy Obligations

6A.17 Notice to Terminate: The Tenant must give the Landlord proper written notice to end the tenancy:

- **During Fixed Term:** Tenant cannot end early unless break clause exists (see Section 3)
- **After Fixed Term (Periodic):** At least **1 month** notice in writing
- Notice must expire on the last day of a rental period (e.g., if rent due 1st of month, notice expires on last day of month)

6A.18 Property Condition at End: At the end of the tenancy, the Tenant must:

- Return the Property **clean, tidy, and in the same condition** as at the start (fair wear and tear excepted)
- Arrange professional cleaning of carpets, upholstery, ovens, and kitchen appliances
- Remove all personal belongings, furniture (if unfurnished tenancy), and rubbish
- Repair or compensate for any damage beyond fair wear and tear
- Return all keys, fobs, parking permits, and access devices to the Landlord
- Ensure all utility final readings are taken and bills settled
- Provide a forwarding address for return of deposit and correspondence

6A.19 Cleaning Standard: The Tenant must return the Property at the end of the tenancy in the same standard of cleanliness as at the commencement of this tenancy, fair wear and tear excepted. Professional cleaning is not mandatory but may assist the Tenant in meeting this standard. The Tenant is encouraged to refer to the check-in inventory and photographs when assessing the required cleaning standard.

Deposit Deductions

Failure to return the Property in good condition will result in deposit deductions for: cleaning (£100-300+), damage repair, missing items, key replacement (£100+ for lock changes), and outstanding bills. Professional cleaning costs £80-200 depending on property size - much less than deposit deductions.

HMO & Shared Facilities

HOUSE IN MULTIPLE OCCUPATION (HMO) PROVISIONS

This Property IS shared facilities and communal areas. Additional terms apply to ensure all occupants can enjoy the Property peacefully and safely.

6A.20 HMO Occupancy: The Tenant has exclusive occupation of the room(s) specified in Section 2 as their only or principal home, together with shared use of the communal facilities described below. This is an Assured Shorthold Tenancy under the Housing Act 1988.

6A.21 Shared Facilities: The Tenant has shared access to the following communal areas and facilities:

- Kitchen and Communal Living Area

6A.22 Exclusive Use of Bedroom: The Tenant has exclusive use of their designated bedroom(s) as specified in Section 2. No other occupant may enter the Tenant's bedroom without permission. The Landlord retains the right to access for inspections, repairs, and emergencies (with proper notice).

6A.23 Communal Area Responsibilities: The Tenant must:

- **Cleanliness:** Keep shared areas clean and tidy after use
- **Kitchen:** Wash dishes immediately, clean surfaces, store food properly, label personal items
- **Bathroom:** Clean after use, remove hair from drains, use bathroom spray/ventilation
- **Respect Others:** Use shared facilities considerately, allowing fair access to all occupants
- **Shared Items:** Not remove or monopolize shared appliances, cookware, or furniture
- **Noise:** Keep noise to minimum in communal areas, especially after 10:00 PM

6A.24 Communal Cleaning Arrangements: Tenants share

6A.25 Guest Policy (HMO): The Tenant may have visitors, subject to these restrictions:

- No overnight guests for more than **2 consecutive nights** without prior agreement
- Maximum **1 guest at a time** in shared areas during peak times
- Guests must not cause noise, nuisance, or inconvenience to other occupants
- The Tenant remains responsible for guest behavior and any damage caused

- No guests permitted to use the Property as their primary residence

6A.26 Fire Safety & Emergency Exits: The Tenant must:

- Keep fire doors closed at all times (never prop open or obstruct)
- Keep escape routes, hallways, and stairs clear of obstructions
- Not store items in communal hallways or landings (fire hazard)
- Test smoke alarms monthly and report any faults immediately
- Familiarize themselves with fire escape routes and assembly points
- Not tamper with fire extinguishers, smoke alarms, or fire safety equipment

6A.27 HMO Licensing: This Property is licensed as a House in Multiple Occupation under the Housing Act 2004. The Landlord holds a valid HMO licence (licence number: [TO BE COMPLETED BEFORE SIGNING]). The Property complies with HMO standards including:

- Minimum room sizes (6.51m² for single occupancy, 10.22m² for double occupancy)
- Adequate kitchen and bathroom facilities for the number of occupants
- Fire safety measures (fire doors, smoke alarms, fire extinguishers, emergency lighting)
- Gas and electrical safety certificates
- Proper waste disposal facilities

6A.28 Replacement Occupants: If a fellow occupant leaves and a new occupant moves in:

- The Landlord will conduct appropriate referencing and Right to Rent checks
- Existing occupants do not have a veto but may raise genuine concerns
- The Landlord will introduce new occupants and provide contact details
- This Agreement continues with the same terms regardless of changes to other occupants

HMO Rules - Serious Breaches

Serious breaches that may result in immediate eviction:

- Persistent failure to keep communal areas clean (health hazard)
- Blocking fire exits or tampering with fire safety equipment
- Causing serious nuisance to other occupants (harassment, noise, antisocial behavior)
- Unauthorized occupants or subletting your room
- Damage to communal facilities or other occupants' property

Living in Shared Accommodation

HMOs and shared houses require cooperation, respect, and consideration. Communicate openly with fellow occupants about issues before they escalate. Most problems (cleaning, noise, shared item use) can be resolved through respectful discussion. If issues persist, raise them with the Landlord in writing.

Your Rights: You have the right to quiet enjoyment of your bedroom, fair access to shared facilities, a safe and well-maintained property, and protection from harassment by other occupants or the Landlord.

7

PROPERTY RULES & RESTRICTIONS

Pet Agreement

7.1 NO PETS: The Tenant must not keep any pets or animals at the Property without the Landlord's prior written consent, which may be granted or refused at the Landlord's absolute discretion.

7.2 Request to Keep Pets: If the Tenant wishes to keep a pet during the tenancy, they must submit a written request to the Landlord including:

- Type and breed of pet
- Age, weight, and temperament
- Proof of pet insurance (third-party liability minimum £1,000,000)
- Vaccination and microchip records
- References from previous landlords regarding the pet

The Landlord is not obliged to grant permission and may impose additional conditions or require a pet deposit.

Model Tenancy Agreement 2021

The government's Model Tenancy Agreement (2021) recommends that landlords consider reasonable requests for pets. However, landlords retain the right to refuse permission where there are reasonable grounds, such as property unsuitability, lease restrictions, or concerns about damage or nuisance.

Smoking

7.2 Smoking and vaping are **STRICTLY PROHIBITED** inside the property. The Tenant may smoke outside only.

How to Rent Guide

MANDATORY TENANT INFORMATION

Under the Deregulation Act 2015, the Landlord must provide the Tenant with the latest version of the government's "How to Rent: The checklist for renting in England" guide before the tenancy begins.

8.1 Provision of Guide: The Landlord confirms that the latest version of the "How to Rent" guide (latest version) has been provided to the Tenant [DATE TO BE COMPLETED BEFORE SIGNING].

8.2 Access to Latest Version: The official "How to Rent" guide can always be accessed online at:

<https://www.gov.uk/government/publications/how-to-rent>

The Tenant is encouraged to read this guide thoroughly as it explains their rights and responsibilities, including how to end a tenancy, what happens at the end of a fixed term, and how to resolve disputes.

8.3 Importance of Compliance: Failure to provide this guide may prevent the Landlord from serving a valid Section 21 notice (no-fault eviction). The Tenant should keep their copy for reference throughout the tenancy.

Additional Legal Documents

8.4 Documents Provided: The Landlord has provided or will provide the following mandatory documents:

Energy Performance Certificate (EPC) - Current rating: D

Gas Safety Certificate (valid for 12 months from issue)

Electrical Installation Condition Report (EICR) - valid for 5 years

Deposit Protection Prescribed Information (within 30 days of receiving deposit)

How to Rent guide (latest version)

8.5 Right to Copies: The Tenant has the right to request copies of these documents at any time during the tenancy. The Landlord must provide copies within 28 days of a written request.

Why These Documents Matter

These documents are legally required and protect both parties. The EPC shows energy efficiency (properties must achieve minimum rating E). Gas and electrical certificates prove safety compliance. The deposit protection information explains how your deposit is protected and how to get it back. The How to Rent guide explains your rights throughout the tenancy.

Landlord Compliance Notice

Landlord: Failure to provide these documents may result in:

- Inability to serve valid Section 21 notice (no-fault eviction)
- Civil penalties up to £5,000 for missing EPC
- Criminal prosecution for missing Gas Safety Certificate
- Compensation of 1-3x deposit for missing deposit protection information

Ensure all documents are up to date and provided to tenants at the correct times.

SIGNATURES

Signing This Agreement

By signing below, all parties confirm they have read, understood, and agree to be bound by all terms of this Agreement. Each party should retain a signed copy for their records.

LANDLORD

Name: Tariq Mohammed

Signature

Date:

TENANT 1

Name: Sonia Shezadi

Signature

Date:

GUARANTOR

Name: Arwa Butt

Signature

Date:

Witness (Optional but Recommended)

While not legally required for assured shorthold tenancies, having signatures witnessed adds an extra layer of authenticity and can be useful if the agreement is ever disputed.

Witness Name: _____

Witness Address: _____

Witness Signature: _____

Date: _____

Document Reference: AST-PREMIUM-
Generated by: Landlord Heaven Professional Services
Date Generated: 31 January 2026

This agreement complies with the Housing Act 1988 (as amended), Deregulation Act 2015, Tenant Fees Act 2019, and all applicable England residential tenancy legislation current as of 31 January 2026. This AST applies to England only and does not apply to Wales.