

Assured Shorthold Tenancy Agreement

This Tenancy Agreement (the "Agreement") is made on 23/06/2025 between **Yushi Ran** (the "Landlord") and **Gemma Jones** (the "Tenant").

1. Premises

The Landlord agrees to let to the Tenant and the Tenant agrees to take from the Landlord the following premises (the "Premises"):

Makers House, Stratford

2. Rent

The Tenant shall pay to the Landlord a monthly rent of **£2380** (the "Rent"). The Rent shall be payable in advance on the 1st day of every month.

3. Deposit

The Tenant shall pay to the Landlord a security deposit of **£2760** (the "Deposit"). The Landlord shall hold the Deposit until the end of the tenancy and shall return it to the Tenant less any amounts due for rent arrears, damage, or other charges.

4. Term

The tenancy shall commence on **01/07/2025** and shall continue for a period of **12 months** until **30/06/2026**.

5. Utilities

The Tenant shall be responsible for all utilities and services including but not limited to gas, electricity, water, and council tax.

6. Condition of Premises

The Tenant agrees to take and maintain the Premises in good and clean condition.

7. Repairs

The Landlord is responsible for structural and exterior repairs. The Tenant is responsible for interior maintenance including walls, floors, ceilings, and fixtures.

8. Use of Premises

The Premises shall be used for residential purposes only. No commercial or business use is permitted.

9. Assignment and Subletting

The Tenant may not assign or sublet the Premises without the prior written consent of the Landlord.

10. Notices

All notices shall be in writing and delivered in person, by pre-paid post, or via facsimile to the parties' designated addresses.

11. Governing Law

This Agreement is governed by the laws of England and Wales.

12. Entire Agreement

This Agreement contains the entire agreement between the parties and supersedes all prior communications.

13. Severability

If any provision is found invalid, the rest of the Agreement remains effective.

14. Waiver

No waiver shall be valid unless in writing and signed by both parties.

15. Counterparts

This Agreement may be executed in counterparts, each of which is considered an original.

Landlord: Yushi Ran

Signature: Yushi Ran

Tenant: Gemma Jones

Signature: Gemma Jones