

ASSURED SHORTHOLD TENANCY AGREEMENT

Property Address: _____ Start Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenancy Details:

Term Length: _____

Rent Amount: _____ USD per month

Payment Due Date: _____

Deposit Amount: _____ USD

1. Parties

This Agreement is made between the Landlord and the Tenant named above and sets forth the terms and conditions of the assured shorthold tenancy.

2. Property

The Landlord lets to the Tenant the Property described above together with the fixtures, fittings, and furniture as detailed in the inventory attached.

3. Term

The tenancy shall be for the fixed term described above, commencing on the Start Date, subject to the provisions for ending the tenancy as set out in this Agreement.

4. Rent

The Tenant agrees to pay the Rent Amount monthly in advance on the Payment Due Date. The rent shall be paid to the Landlord's designated bank account or as otherwise agreed.

5. Deposit

The Tenant shall pay the Deposit Amount to the Landlord or nominated third party as security against damage, unpaid rent, or other breaches of this Agreement. The Deposit shall be protected in a government-authorised tenancy deposit scheme.

6. Use of Property

The Tenant shall use the Property as a private residence only and shall not carry out any illegal or commercial activities on the premises.

7. Repairs and Maintenance

The Landlord shall keep the structure and exterior in repair and ensure installations for water, gas, electricity, sanitation, and heating are maintained. The Tenant shall keep the interior clean and notify the Landlord of any damage or defects.

8. Access

The Landlord or agents may enter the Property upon giving at least 24 hours written notice for inspections, repairs, or viewings at reasonable times.

9. Utilities and Charges

The Tenant shall pay all utility bills, council tax, and other charges unless otherwise agreed in writing.

10. Alterations and Decorations

The Tenant shall not make alterations or redecorations without the prior written consent of the Landlord.

11. Subletting and Assignment

The Tenant shall not assign, sublet, or part with possession of the Property without the Landlord's written consent.

12. Insurance

The Landlord shall maintain building insurance. The Tenant is advised to obtain contents insurance for personal belongings.

13. Ending the Tenancy

The tenancy may be ended by either party giving the required written notice as per applicable law. The Tenant shall leave the Property in good condition and return all keys.

14. Deposit Return

The Deposit will be returned to the Tenant at the end of the tenancy, subject to any deductions for damage, unpaid rent, or breaches of this Agreement.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United States of America and applicable state law.

16. Dispute Resolution

Any disputes arising under this Agreement shall be resolved through mediation or in the appropriate courts as required by law.

17. Notices

All notices under this Agreement shall be in writing and delivered by hand, post, or electronic means to the addresses specified herein.

18. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes all prior negotiations and agreements.

19. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

20. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which constitute

one agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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