

# ASSURED SHORTHOLD TENANCY AGREEMENT

Property Address: \_\_\_\_\_ Tenancy Start Date: \_\_\_\_\_

## Landlord Details:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Number / Email: \_\_\_\_\_

## Tenant Details:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Number / Email: \_\_\_\_\_

## Property Details:

Type of Property: \_\_\_\_\_

Furnished / Unfurnished: \_\_\_\_\_

## Rent and Payment:

Monthly Rent Amount: \_\_\_\_\_ GBP

Payment Method: \_\_\_\_\_

Rent Due Date: \_\_\_\_\_

## Clause 1 – Term of Tenancy

The tenancy shall be an Assured Shorthold Tenancy under the Housing Act 1988 (as amended). The tenancy will run from the Start Date on a periodic monthly basis until terminated in accordance with this Agreement.

## Clause 2 – Rent

The Tenant shall pay the Rent as detailed above, in advance, on or before the Rent Due Date each month by the agreed Payment Method. Failure to pay rent on time may result in legal action.

## Clause 3 – Deposit

The Tenant shall pay a security deposit of an amount agreed by both parties prior to the commencement of the tenancy. The Landlord shall protect the deposit in a government-approved tenancy deposit protection scheme and provide the Tenant with prescribed information within the required time frame.

## Clause 4 – Use of Property

The Property shall be used as a private residence only and shall not be used for any unlawful or business purposes without the prior written consent of the Landlord.

## Clause 5 – Tenant's Obligations

The Tenant agrees to: keep the Property clean and tidy; notify the Landlord promptly of any repairs required; not make alterations without consent; allow the Landlord reasonable access for inspection or repairs; and comply with all terms of this Agreement.

### **Clause 6 – Landlord’s Obligations**

The Landlord agrees to: maintain the Property in good repair; ensure gas and electrical safety checks are carried out as required by law; respect the Tenant’s right to quiet enjoyment; and comply with all statutory obligations applicable to residential tenancies in England and Wales.

### **Clause 7 – Repairs and Maintenance**

The Landlord is responsible for repairs and maintenance of the structure and exterior of the Property, installations for supply of water, gas, electricity, and sanitation. The Tenant is responsible for minor maintenance and reporting any issues promptly.

### **Clause 8 – Utilities and Council Tax**

The Tenant shall be responsible for the payment of all utilities, council tax, and other charges relating to the Property unless otherwise agreed in writing.

### **Clause 9 – Ending the Tenancy**

Either party may end the tenancy by giving the other the appropriate written notice required by law, taking into account the minimum notice periods and grounds for possession under the Housing Act 1988 and subsequent amendments.

### **Clause 10 – Landlord’s Access**

The Landlord or their agent may enter the Property upon giving at least 24 hours written notice for the purposes of inspection, maintenance, or showing to prospective tenants or buyers except in emergency situations.

### **Clause 11 – Subletting and Assignment**

The Tenant shall not assign, sublet, or part with possession of the Property or any part thereof without the prior written consent of the Landlord.

### **Clause 12 – Insurance**

The Landlord shall maintain adequate buildings insurance. The Tenant is advised to obtain contents insurance for personal belongings. The Landlord accepts no liability for loss or damage to Tenant’s possessions.

### **Clause 13 – Notices**

All notices under this Agreement shall be in writing and delivered by hand, pre-paid post, or email (where acknowledged) to the respective addresses stated herein or as updated in writing.

### **Clause 14 – Governing Law and Jurisdiction**

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

### **Clause 15 – Dispute Resolution**

In the event of any dispute arising out of or in connection with this Agreement, the parties shall seek to resolve the matter amicably before commencing legal proceedings.

### **Clause 16 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all previous agreements related to the tenancy of the Property.

### **Clause 17 – Severability**

If any provision of this Agreement is found to be invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect.

**Clause 18 – Amendments**

Any amendments to this Agreement must be made in writing and signed by both parties to be valid.

**Clause 19 – Signatures**

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**Clause 20 – Additional Terms**

The following additional terms form part of this Agreement:

\_\_\_\_\_.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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