

ASSURED SHORTHOLD TENANCY AGREEMENT
(FOR UNFURNISHED ACCOMMODATION)

Section I – Particulars

DATE:	
NAME AND ADDRESS OF LANDLORD: <i>[Note: the landlord's address must be in either England or Wales]</i>	
NAME(S) AND ADDRESS(ES) OF TENANT(S):	
PREMISES ADDRESS (in full):	
TERM OF TENANCY:	_____ months, commencing the ____ day of _____, _____
RENT:	£_____ per month, payable in advance on the ____ day of each month <i>[alternative payment clause: payable in equal payments of £_____ on the _____ and _____ of each month]</i>
DEPOSIT:	£_____ [payable upon execution of this Agreement]
PAYMENT REFERENCE:	

This Agreement comprises the particulars set out above, the terms and conditions attached, and the Premises Condition Report signed by the Landlord and Tenant, a copy of which is attached hereto.

Section II - Terms & Conditions

1. Creation of Tenancy

The Landlord agrees to let, and the Tenant agrees to take, the Premises for the Term at the Rent payable as set out in Section I of this Agreement. This Agreement is intended to create an assured shorthold tenancy, as that term is defined in the Housing Act 1988 (the "Act"), and the provisions for the recovery of possession by the Landlord under the Act apply accordingly. The Tenant understands that the Landlord will be entitled to recover possession of the Premises at the end of the Term.

2. Tenant's Responsibilities

The Tenant agrees with the Landlord as follows:

Rent and Charges

- 2.1 to pay the Rent at the times and in the manner aforesaid without any deduction, abatement or set-off whatsoever (save for any deduction, abatement or set-off allowable in law);
- 2.2 to pay all charges in respect of any electric, gas, water, telephone and television services used at or supplied to the Property, and Council Tax, or any similar tax in addition to or replacement of it, during the Term;

2.3 to pay any Stamp Duty Land Tax applicable to the tenancy;

Use of Premises

2.4 not to assign, sublet, charge or part with or share possession or occupation of the Premises;

2.5 to occupy the Premises as a private residence only, and not to receive paying guests or use the Premises or any portion thereof for any business, trade, professional, or other non-residential activities;