

# ASSURED SHORTHOLD TENANCY AGREEMENT

ENGLAND & WALES

## Notes for Guidance

Insert date of Agreement.

Insert the address of the property to be let.

<sup>1</sup>Delete as applicable. The room must be identified in the Agreement.

The Landlord should give here an address in England and Wales.

Insert full name(s), and address(es) (if relevant) of every Tenant.

Insert period of Term in weeks/months and date tenancy begins.

<sup>2</sup>Delete as applicable depending on whether rent is to be paid monthly or weekly.

<sup>3</sup>Delete as applicable. NB if rent is paid weekly, a rent book must be provided to the tenant.

<sup>4</sup>If paid weekly, give the day in the week, e.g. Monday.

Further information about the Government authorised Tenancy Deposit Schemes can be obtained from their websites: The Deposit Protection Service at [www.depositprotection.com](http://www.depositprotection.com), Tenancy Deposit Solutions Ltd at [www.mydeposits.co.uk](http://www.mydeposits.co.uk) and The Dispute Service Ltd at [www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk).

Delete this section if there is no Inventory.

<sup>5</sup>Delete as applicable, depending on whether whole property or room is being let.

## DATED

The PROPERTY  
(hereinafter called  
'the Property')

The DESIGNATED  
ROOM<sup>1</sup>

The LANDLORD  
(hereinafter called  
'the Landlord')

The TENANT  
(hereinafter called  
'the Tenant')

## The TERM

## The RENT

## The PAYMENT DATE

## The DEPOSIT

## The INVENTORY

3rd SEPTEMBER 2024

ANNEX, 2/0' 93 THE  
GREENWAY, URS 2 PN

MRS NUZHAT ARA MIRZA  
of 175 SHAKESPEARE CRESCENT,  
E12 6NA

This is the Landlord's address for service of notices until the Tenant is notified a different address in England and Wales.

① MR SRIMALA GOVINDA

HEMANTH KUMAR

② MR GURAV JAYESH  
PRABHAKAR

Where the Tenant consists of more than one person, they will all have joint & several liability under this Agreement (this means that they will each be liable for all sums due under this Agreement, not just liable for a proportionate part).

6 MONTHS beginning on 3/9/24 ('the fixed period')

The tenancy will then continue, still subject to the terms and conditions set out in this Agreement, from [month to month][week to week]<sup>2</sup> from the end of fixed period unless or until the Tenant gives notice that he wishes to end the Agreement as set out in clause 3 overleaf, or the Landlord serves on the Tenant notice under Section 21 of the Housing Act 1988, or a new form of Agreement entered into, or this Agreement is ended by consent or a court order.

£ 1400 -00 per calendar [month][week]<sup>3</sup>

by way of standing order into the Landlord's bank, details of which have been provided to the Tenant.<sup>3</sup>

The first payment to be made on the signing of this Agreement. All subsequent payments to be made [monthly][weekly]<sup>3</sup> in advance on the 3<sup>rd</sup> day of the month of each week<sup>3,4</sup>.

£ 1400.00 which will be registered with one of the Government authorised tenancy deposit schemes ('the Tenancy Deposit Scheme') in accordance with the Tenancy Deposit Scheme Rules.

Being the list of the Landlord's possessions at the Property and a schedule condition of the Property, its fixtures and fittings, which has been signed by Landlord and the Tenant, a copy of which is annexed hereto.

THIS TENANCY AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the [Property][Designated Room, with a licence, in common with other occupiers] Property, to make use of such Common Parts as the Landlord may from time to time designate to Tenant in writing<sup>5</sup> is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.