

ASSURED SHORTHOLD TENANCY AGREEMENT

ENGLAND & WALES

Notes for Guidance

Insert date of Agreement.

DATED

Insert the address of the property to be let.

The PROPERTY
(hereinafter called 'the Property')

¹ Delete as applicable. The room must be identified in the Agreement.

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

The DESIGNATED ROOM

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

The LANDLORD
(hereinafter called 'the Landlord')

3rd SEPTEMBER 2024

ANNEX, R/0' 93 THE
GREENWAY, UB8 2PN

¹ Delete as applicable depending on whether rent is to be paid monthly or weekly.

The TENANT
(hereinafter called 'the Tenant')

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 of a different address in England and Wales.

① MR SRIMALA GOVINDA
HEMANTH KUMAR

② MR GURAW JAYESH
PRABHAKAR

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

The TERM

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

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

The RENT

The tenancy will then continue, still subject to the terms and conditions set in this Agreement, from [month to month][week to week]² from the end of a 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 is entered into, or this Agreement is ended by consent or a court order.

£ 1400.00 per calendar [month][week]³

³ Delete as applicable. NB If rent is paid weekly, a rent book must be provided to the tenant.

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

⁴ If paid weekly, give the day in the week, e.g. Monday.

The PAYMENT DATE

The first payment to be made on the signing of this Agreement. All subsequent payments to be made [monthly][weekly]⁴ in advance on the [3rd day of the month][] of each week⁵.

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

Delete this section if there is no Inventory.

The DEPOSIT

£ 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.

⁶ Delete as applicable, depending on whether whole property or room is being let.

The INVENTORY

Being the list of the Landlord's possessions at the Property and a schedule of condition of the Property, its fixtures and fittings, which has been signed by the 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 of the Property, to make use of such Common Parts as the Landlord may from time to time designate to the Tenant in writing]⁶ is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.