**ASSURED SHORTHOLD TENANCY AGREEMENT**

**For letting a furnished dwelling house on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing Act 1996.**

**This agreement is made on xxxxxxxxxxxx BETWEEN Bakproco Ltd** of **101 Acklam Road, London W10 5YU** (hereinafter called "The Landlord'') of the one part, and **xxxxxxxx** hereinafter called "The Tenant(s)") of the other part.

**PROPERTY:** **xxxxxxxxxxxxxxxxxxxxxxxxxxx** and the staircase and entrance leading thereto TOGETHER WITH the fixtures furniture and effects therein and more particularly specified in the inventory thereof, signed by the parties.

**RENT:** xxxxxxxxxxxxxx Pounds (£xxxxx GBP) per calendar month clear of all deductions payable in advance on the xxxxxxxxxx day of each month, the first payment to be made on the xxxxxxxxxxx.

**RENT INCREASE:**

If this tenancy is extended, continued or runs on as a Periodic Tenancy after the end of the fixed term then the Rent will increase by the average RPI from the first Rent Due Date which occurs after a period of 364 days from the commencement of the Tenancy and annually thereafter. The RPI used for the calculation will be that published in the month of the rent review date.

A.

The Landlord hereby lets, and the Tenants hereby take the property from the date hereof for the term of **six months.**

B.

A deposit amounting to **xxxxxxxxxxxxxx (£xxxxxxx.00 GBP)** has been paid and will be held against the complete fulfilment of all terms of this agreement. This will be refunded after departure from the property provided that the following have been observed: -

(I) All bills have been paid.
(II) All keys are returned.
(III) All contents, utensils and appliances are left in a perfectly clean and working order.
(IV) All broken, damaged or soiled items on the inventory are replaced or relevant costs paid.
(V) All rent, including the last month's, is paid down to the expiration of the tenancy.

The tenant may not transfer or assign the Deposit to any third party.

C.

The Tenants hereby jointly and severally agree:-

(a) To pay the rent at the times and in the manner specified and to pay all general rates, water rates, and any other rate or tax which may be payable in respect of the property, other than tax on the rent received by the Landlord.
(b) To pay for all gas, electricity, light and power which shall be consumed or supplied on, or to, the property during the tenancy and to pay for all telephone calls made by the Tenants or their acquaintances.
(c) To use the property in a Tenant like manner.
(d) Not to damage or injure the property or make any alterations in or additions to it and not to change the locks without the Landlord's written consent.
(e) To preserve the furniture and effects from being destroyed or damaged and not remove any of them from the property.
(f) To yield up the property at the end of the tenancy in the same clean state and



Landlord Signature……. ……..Tenant's Signature

condition as it was in at the beginning of the tenancy and to make good and pay for the repair or replacement of all such items of the fixtures furniture and effects as shall be broken, lost, destroyed or damaged during the tenancy (reasonable wear and tear excepted.)

(g) To leave the furniture and effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy and not to remove any of the furniture or effects from the property.

(h) To permit the Landlord or the Landlord's agents, at reasonable hours, to enter the property for the purposes of inspection, cleaning, repairs and replacement and such other reasonable purposes as are required by the Landlord.

(i) Not to assign, underlet, charge or part with possession of the property or any part thereof under any circumstances and not to share the property with any other party.

(j) Not to use the property for any other purpose than that of a private residence in one household only.

(k) Not to do, or suffer to be done, on the property, anything which may be or may become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the property or the building of which the property forms part against fire or other risks or otherwise or increase the ordinary premium for such insurance and not to keep any animal or bird in the property and not to use any oil, paraffin or calor gas heater on the premises.

(l) To permit the Landlord or persons authorized by him to enter the premises at reasonable times to change, renew, alter or substitute any of the fixtures, fittings and effects or to carry out repairs or works to the property or to other parts of the building of which the property forms part and to ensure that the Landlord has a key for the property for this purpose.

(m) Not to obstruct the common parts, staircases, entrance or corridors leading to the flat or place any articles thereon and to keep the same clean and tidy and not to cause any damage to the common parts of the said building or the decorations thereto and to pay for any damage caused by the Tenants or any of its licensees and accepting that the Landlord has the right to remove or have removed any such obstruction at his discretion and to levy a charge on the Tenant for so doing

(n) Not to bring any items of furniture on to the premises without the Landlord's written consent.

(o) To dispose of refuse in the place from time to time designated by the Landlord, his agents or the Local Authority. Under no circumstances should refuse be placed in the common parts or corridors of the building of which the property forms part. Refuse must not be placed on the pavement outside of any part of the building of which the property forms part.

(p) To perform and observe any obligation arising under the local Government Finance Act 1988 or regulations made herein under to pay contributions to a Collective Community Charge and to pay all general rate water and any other rate or tax which may be payable in respect of the property or the tenancy, other than tax on the rent received by the Landlord.

(q) To perform and observe any obligation under the relevant Local Government Acts to pay contributions to a Collective Council Tax.

(r) Not to sub-let or part with or share possession of the property or any part thereof.

(s) Not to quit the property at the expiration of this agreement without giving the Landlord one month's prior written notice (to expire on the day before the Rent Due Date) of his intention so to do so and if no such notice shall have been given or if the Tenant shall remain at the property after the termination of his agreement then the tenancy shall continue until determined under the provisions of the Housing Act 1988 and the tenant must give the Landlord one month’s prior written notice of his intention to terminate the tenancy

(t) To pay a fee of £10 to the Landlord for each letter sent to the Tenant concerning breaches of the tenancy agreement.

(u) To pay a charge of £20 to the Landlord for any payment presented to the Landlord’s bank but returned, refused or re-presented by the bank for any reason. This fee will be payable for each presentation which fails.

(v) To notify the relevant authorities and arrange and pay final accounts at the end of the

tenancy.

(w) To pay for the entire invoice and costs of any contractors that the Tenant arranges unless previously authorised in writing by the Landlord.

(x) To pay the Landlord for the cost of replacing the locks and cutting new keys if any keys are not returned to the Landlord or the Landlord's Agent

(y) To pay any excess on the Landlord's insurance if the claim results from the negligence, misuse or failure of the tenant or any of his visitors or friends.

(z) To pay and arrange for the removal of all vermin, pests and insects, if infestation occurs during the Term, woodworm and wood borne insects excepted.

(aa) Not to permit any visitor to stay for a period of more than 10 days within any three month period.

(ab) To allow the landlord to show prospective tenants the Property, during the last month of the Term and to erect a board to indicate that the Property is available for letting.

(ac) Not to add any aerial, antennae or satellite dish to the building without written permission from the landlord.

(ad) Not to change the locks (or install additional locks) to any doors in the dwelling house, nor make additional keys for the locks. All keys are to be returned to the Landlord or the Landlord's Agent at the end of the tenancy.

(ae) To ensure that the Property is kept secure at all times, locking doors and windows and activating burglar alarms as appropriate.

(ad) To keep the Property at all times sufficiently well aired and warmed to avoid build-up of condensation and prevent mildew growth and to protect it from frost.

(ae) Not to block ventilators provided in the Property.

(af) To report to the Landlord any brown or sooty build up around gas appliances or any suspected faults with the appliances.

(ag) Not to keep motorcycles, cycles or other similar machinery inside the Property except in any defined outside area or garage.

(ah) To pay for any sterilisation and cleansing of the Property made necessary under the Public Health (Control of Diseases) Act 1984 as a result of a person with a Notifiable Disease having been in the Property during the Term.

(ai) To pay for any redecoration or replacement required as a result of the work carried out under clause (ah)

(aj) To perform and observe all obligations of any head-lease or covenant on the Property save for those relating to the payment of rent or service charges and to indemnify the Landlord against all claims damages costs charges and expenses whatsoever in relation to any breach of this obligation.

(ak) To check the inventory and report any errors/deficiencies to the Landlord returning a copy with any annotations/corrections as necessary within 7 days and if the inventory is not returned within 7 days it will be assumed to be an accurate description of the Property including the contents as handed over to the Tenant..

(al) Not to carry on any trade or profession upon the Property nor receive paying guests but use the Property only as a private residence.

(am) Not to permit or suffer to be done on the Property anything which may render the Landlord's insurance of the Property void or voidable or increases the rate of premium for such insurance.

(an) To yield up the Property at the end of the tenancy in the same good clean state and condition as it was at the beginning of the tenancy and make good pay for the repair of or replace all such items of the fixtures fittings furniture and effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and tear and damage for which the landlord has agreed to insure excepted).

(ao) To return all keys to the Property to the Landlord by 12 noon on the last day of the tenancy (or sooner by mutual arrangement) at the termination of the tenancy.

(ap) To pay for the washing (including ironing or pressing) of all the linen and the cleaning (including ironing and pressing where appropriate) of all blankets, bedding, carpets and curtains which have been soiled during the tenancy (reasonable use thereof nevertheless accepted).



Landlord Signature……. ……..Tenant's Signature

(aq) To leave the oven clean with no evidence of burnt food or grease, all chrome and glass to be shining with no stains and cooker rings cleaned.
(ar) To leave the property in a clean state, according to the 'End of Tenancy Cleaning Checklist' available from www.bakproco.co.uk
(as) To leave the fixtures fittings, furniture and effects at the end of the tenancy in the rooms and places in which they were at the beginning of the tenancy.
(at) To remove all rubbish from the Property before returning the Property to the Landlord at the end of the tenancy.

D.

Provided that if the rent or instalments or part thereof shall be in arrears for at least seven days after the same shall have become due (whether legally demanded or not) or if there shall be a breach of any of the agreements by the Tenants, the Landlord may re-enter on the property and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord.

E.

The Tenant will not suffer any breach of the terms of this agreement by any other person using the property or entering the property with permission of the Tenants and if any damage shall be caused to the property or contents by the Tenants or any licensee of the Tenants or any such person by any such breach, the Tenants will compensate and make good to the Landlord any damage so caused.

F.

No acceptance of or demand or receipt for rent by the Landlord after knowledge or notice received by the Landlord or his agents of any breach of the Tenants agreement herein contained shall be or operate as a waiver wholly or partially of any such breach but the same for all purposes shall be a continuing breach so long as it shall be subsisting.

G.

ANY NOTICE to be served under this agreement or under the provisions of the Housing Act 1988 or any statutory provisions amending the same may be served by the Landlord upon any one or more of the Tenants and shall be as effective as if served upon all of them and the Tenants shall hereby irrecoverably appoint each other as their agents to receive any such notices and furthermore any such notices may be served upon any one or more of the Tenants by prepaid post at the address of the property.

H.

This agreement is intended to create an Assured Shorthold Tenancy as defined in section 20 of the Housing act 1988 and the provisions for the recovery of possession by the Landlord in section 21 thereof apply accordingly

I.

All obligations of the Tenant or Tenants (if more than one) hereunder shall be **joint and several**. The nominated tenant, for the purpose of the Tenancy Deposit Scheme, shall be **xxxxxxxxxxxxxx**

EXECUTED as a Deed by the parties hereto this **xxxxxxxxxxxxxxxxx.**

**Signed by Baktash Manavi,**
**Director, Bakproco Ltd**
**for and on the behalf of the**
Landlord.

**Signed by the above-named**

**for and on the behalf of the**
Tenant(s).



Landlord Signature…….  ……..Tenant's Signature