



ASSURED SHORTHOLD TENANCY AGREEMENT

AN AGREEMENT Made between the landlord SA WEBSTER & SON c/o PO BOX 138, HOYLAKE CH48 2WG (hereinafter called "the landlord") of the one part and

TENNANT NAME _____

Next of kin to contact in an emergency _____ TEL _____

WHEREBY IT IS AGREED AS FOLLOWS:-

1. The landlord lets and the tenant takes all that DWELLING HOUSE known as ADDRESS 1, ADDRESS 2, ADDRESS 3, ADDRESS 4, POSTCODE _____ (thereinafter called the "premises ") for the term at the rent and upon the terms hereinafter mentioned on an **ASSURED SHORTHOLD TENANCY**.
2. The tenancy shall commence on the 4TH JULY 2009 and then shall continue Monthly (minimum six months).
3. The tenant shall pay for the premises during the continuation of this agreement, the rent of £350.00 per month payable in advance to the landlord. The first payment shall be due on the 4TH JULY 2009 the rent payable monthly thereafter in advance.
4. The tenant will also be entirely responsible for the council tax to the local authority for the duration of the tenancy.
5. The sum of £315.00 REGISTERED UNDER NUMBER DPC000520160 BONDED WITH TENANCY DEPOSIT SOLUTIONS shall be deposited by the tenant with the landlord to be held by them as stakeholders for the duration of the tenancy and to be used to cover or a contribution towards any expenses incurred through a breach in the terms of the tenancy or the cost of any legal action the landlord may have to take to gain possession of the property through the tenant breaching the terms of the tenancy.
6. The tenant may not affix anything to the outside of the building e.g. cable telephone, satellite dish, without landlord's permission.
7. The tenant shall pay all charges for gas and electric current supplied to the premises during the tenancy .The tenant shall be responsible for all water rates to the premises and for the provision of a current T.V license and for any telephone rental and call charges incurred during the tenancy.
8. During the tenancy the tenant shall keep in good repair all the fixtures and fittings and glass on the premises and shall keep the said items in their present state of repair and condition (reasonable wear & tear excepted).
9. The tenant shall be responsible for insuring there own goods within the property against damage or theft.
10. The tenant shall permit the landlord or his agent at all reasonable times of the day by appointment upon reasonable notice to enter upon the premises for the purpose of examining the state and condition thereof.
11. The tenant shall notify the landlord promptly in writing (emergencies by telephone) of any defect or repair to the premises to avoid deterioration to the premises and so as you may enjoy your tenancy.
12. In the event of any repairs or renewals being required for which the landlord is responsible, the tenant undertakes to facilitate access for the landlord's contractors during normal business hours.
13. The tenant shall keep the premises and any shared areas of the premises e.g." car parks , yards , gardens , stairways , hallways" clean and tidy at all times and will regularly vacuum , dust , disinfect and carry out normal housekeeping activities.
14. The tenant shall not keep any animals or pets on the premises or around the premises without the "Landlords" prior consent in writing.
15. The tenant shall cultivate the garden and mow the grass regularly and at the expiration of the tenancy leave the garden and any paved areas clean and tidy and free of weeds.

16. The tenant shall not assign, share, charge or part with the possession of the premises or any part or parts thereof or take in a lodger or paying guest.
17. Invoices or reminders for the rent will not be issued. The tenant undertakes to pay the rent promptly to the landlord or his agent .
18. The tenancy may be terminated by the tenant after the first 6 months of the tenancy by giving the landlord one months notice in writing sent by recorded delivery on any rent due date .
19. The tenant will leave the premises in all respects ready for occupation by a new tenant or the landlord .In the event of any cleaning or other repairs or remedial work being necessary due to the tenants failure to comply with the terms of this agreement and which delays the re-letting of the premises the tenant will reimburse the landlord for any loss of rental income.
20. In the event of there being more than one tenants the tenants shall be jointly and severally responsible for the performance of the tenants obligations under this agreement.
21. The tenant must not use the premises or allow the use of the premises for any illegal activity or anti social behavior.
22. If the landlord or his agent has reason to believe that the premises have been abandoned by the tenant or if the premises shall become insecure, he or they shall be entitled to re enter the premises and thereupon this tenancy shall terminate. In the event of this agreement being so terminated the landlord or his agent shall be empowered to dispose of any of the tenants goods remaining in the property in a matter he deems fit without being liable for any loss thereby occasioned.
23. The landlord hereby agree with the tenant.
A/ to keep in good order the structure, roof and foundations of the premises during the tenancy.
B/ That the tenant paying the rent and performing all the agreements by the tenant herein contained may quietly possess and enjoy the premises during the tenancy without any interruption from the land lord or any person claiming under or in trust for him.
24. If the rent hereby reserved or any part thereof shall remain unpaid for seven days after becoming payable (whether formally demanded or not) or if any of the foregoing stipulations on the tenants part shall not be performed the landlord may at any time hereafter re enter upon the premises and resume possession and there upon this tenancy shall determine .
25. The tenant shall under no circumstances carry out any redecoration whatsoever without the landlords consent in writing.
26. The tenant must not make any alterations to the premises without the landlords consent in writing.
27. The tenant is to keep the drains on the premises clean and clear of leaves and debris.
28. This agreement is intended to create an **ASSURED SHORTHOLD TENANCY** as defined in section 20 of the Housing Act 1988 and the tenant acknowledges that the landlord has given the tenant valid notice for the purposes of part 1 section 20 subsection 2 (s20(2) of the housing act 1988. the tenant is also aware that the landlord may recover possession of these premises under section 21 of the Housing Act 1988
29. The tenant agrees to use the premises as a private dwelling and not carry out or permit to be carried on upon the premises any trade or business whatsoever
30. The tenant or tenants acknowledge receipt of tenancy hand book and agrees to its contents
- 31.

NOTICE .under section 48 of the Landlord and Tenant Act 1987. The tenant is hereby notified that any notices may be served on the landlord by the tenant at the following address' SA WEBSTER & SON, C\O 174 Law Solicitors, 68 Whetstone Lane, Birkenhead, Wirral.

SIGNED BY LANDLORD OR HIS AGENT-----

SIGNED BY THE TENANTS -----

The tenant or tenant's acknowledge receipt of tenancy handbook

SA Webster & Son | PO BOX 138 | Hoylake | CH48 2WG

T 0151 625 1087 | **F** 0151 625 1047 | **E** enquiries@wirralrent.co.uk | **W** wirralrent.co.uk