

<b>Tenancy Agreement – David Taylor</b>
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**HOUSING ACT 1998**

Note: Read the notes overleaf before you complete this agreement. All blank spaces should be filled in.

**AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY (FURNISHED)**

THIS AGREEMENT MADE THE **30<sup>TH</sup>** DAY OF **18 months ago**

between ***A Grant***  
of ***9 Grange Street Leicester***

(hereafter called the landlord) of the one part) and

***David Taylor***  
of ***33 Charles Street Leicester***

(Hereafter called the Tenant) of the other part.

The Landlord hereby agrees to let and the Tenant agrees to take the premises known as **33 Charles Street Leicester** together with the furniture and effects there in specified in the attached list for a term of 36 months commencing on the **1st day of 18 months ago**

1. The Landlord hereby agrees as follows:-
  - a) To keep the exterior of the premises in good repair.
  - b) To keep in good working order the provision of electricity, gas (if appropriate), water and sanitation.
  
2. The tenant hereby agrees as follows:-
  - a) to pay to the Landlord the rent of £ **150.00** per weekly exclusive of Rates, payable in advance from the date of the commencement of the tenancy.
  - b) to repaint all wooden surfaces with two coats of good quality paint and to repaper all those surfaces presently papered, in such manner required to keep the same in good condition.
  - c) to keep all landlord's furniture and effects (if any) fixtures and fittings in good order and repair and to make good all damages and breakage's.
  - d) to be responsible for the cost of all repairs and replacements save those repairs and replacements caused by normal fair wear and tear.
  - e) to pay all Gas, Electricity and Telephone Charges attributable to the tenancy.
  - f) not to do, or permit any waste, damage or nuisance, or anything which may be an annoyance to the Landlord or to any occupiers of premises adjoining.
  - g) not to sublet in whole or in part the said premises without the permission of the Landlord in writing.
  - h) not to interfere with, modify or add to any electrical wiring without the permission of the Landlord in writing.
  - i) to use the premises solely for the purpose of a dwelling house.
  - j) not to carry out any structural alteration or addition to the premises without the permission of the Landlord in writing.
  - k) not to affix to the exterior of the premises and advertisement or sign of any description.
  - l) to permit the Landlord, his servants or his agent to enter and inspect the premises from time to time and to carry out any necessary repairs or maintenance.
  - m) not to determine the tenancy before the expiry of the term except by notice in writing of one months length if the term is two years or less and of three months if it is more than two years.

- n) on the termination of the tenancy to deliver up the premises together with all landlord's furniture's and effects (if any) fixtures and fittings in good and rentable repair and condition.
- o) in the event of any rent being in arrears, whether expressly demanded or not, or any other breach by the Tenant of the terms of this agreement, the Landlord may re-enter and take possession of the premises and terminate this agreement without prejudice to his rights to recover all unpaid rent and other damages liable through any other breach of the terms of this agreement.

3. The following special conditions shall be included in this agreement:-

SIGNED \_\_\_\_\_ *A Grant* \_\_\_\_\_ (The Landlord)

DATE \_\_\_\_\_ *18 months ago* \_\_\_\_\_

SIGNED \_\_\_\_\_ *David Taylor* \_\_\_\_\_ (The Tenant)

DATE \_\_\_\_\_ *18 months ago* \_\_\_\_\_

#### IMPORTANT NOTES

1. Before this agreement is completed, the Landlord must give, in the appropriate form (available from a Law Stationery) a notice that the Tenancy is an Assured Shorthold Tenancy.
2. The Tenancy must be for a fixed term of not less than six months.
3. This agreement is intended to create an Assured Shorthold Tenancy as defined by Section 20 of the Housing Act, 1998, and provisions for the recovery of possession by the Landlord apply accordingly.
4. The agreement may be liable to Inland Revenue Stamp Duty.
5. This form is not to be used if the Tenant is already protected or statutory Tenant.