

Assured Shorthold Tenancy Agreement UK

Governed by the Housing Act 1988 as amended by the Renters' Rights Act 2025

This Tenancy Agreement is made between:

- **Landlord:** Full Name: _____ Address: _____
Postcode: _____
- **Tenant(s):** Full Name(s): _____

1. Property and Occupation

The Landlord hereby lets to the Tenant the dwelling-house situated at:

Full Property Address: _____

Postcode: _____

- **Permitted Occupiers:** Maximum _____
- **Condition:** The Property is let as _____ with an inventory dated _____

2. Tenancy Type and Start Date

This Agreement creates an assured periodic tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025. No fixed term applies; the tenancy is open-ended and periodic from the outset.

- **Start Date:** The tenancy begins on _____
- **Nature:** Rolling periodic tenancy with a rental period of _____
- **Fixed Terms:** No fixed term applies. Any clause purporting to set an end date is void.

3. Rent and Bidding Wars Prohibition

- **Amount:** The Rent is £_____ per _____
- **Payment:** Payable in advance on _____ by _____
- **Advance Rent:** No more than one month's rent may be demanded or accepted in advance.
Demanding further advance rent constitutes a prohibited payment under the Tenant Fees Act 2019.
- **Bidding Wars:** The advertised rent was £_____. The Landlord confirms no payment above this figure has been invited or accepted.
- **Increases:** Any rent increase must be effected exclusively via the Section 13 statutory procedure under the Housing Act 1988, limited to once per calendar year with a minimum of 2 months' written notice. Contractual rent-review clauses are void.

4. Deposit

- **Amount:** £_____
- **Compliance:** The deposit shall be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, in accordance with section 213 of the Housing Act 2004. The Landlord shall serve the prescribed information on the Tenant within the same period.

5. Pets

The Tenant may request written permission to keep a pet at the Property.

- **Landlord's Consent:** The Landlord shall not unreasonably withhold or delay consent to a reasonable request to keep a pet.
- **Insurance:** The Landlord may, as a condition of consent, require the Tenant to obtain and maintain suitable insurance against property damage caused by the pet.

6. Landlord and Tenant Obligations

- **Repairs:** The Landlord shall maintain the structure and exterior of the Property and keep installations for the supply of water, gas, electricity, sanitation, space-heating and water-heating in repair and proper working order, in accordance with section 11 of the Landlord and Tenant Act

1985 and the Decent Homes Standard.

- **Tenant Care:** The Tenant shall keep the interior of the Property in a tenant-like manner, fair wear and tear excepted, and shall not cause damage or nuisance.
- **Discrimination:** The Landlord shall not apply discriminatory practices in the letting or management of the Property, including towards tenants with children or those in receipt of housing benefit or other welfare payments, in accordance with the Equality Act 2010.

7. Access and Inspection

The Tenant shall permit the Landlord or the Landlord's agents access to the Property at reasonable times for the purpose of inspection or carrying out repairs, provided that not less than 24 hours' prior written notice is given, except in cases of genuine emergency.

8. Ending the Tenancy

- **By Tenant:** The Tenant may end this periodic tenancy at any time by giving not less than 2 months' written notice to the Landlord.
- **By Landlord:** The Landlord may only seek possession by establishing a lawful ground under section 8 of the Housing Act 1988. Section 21 no-fault evictions are abolished by the Renters' Rights Act 2025. No possession action may be commenced within the first 12 months of the tenancy on grounds of sale or reoccupation.

9. Signatures

Signed by the Landlord: _____

Full Name (print): _____

Date: _____

Signed by the Tenant(s): _____

Full Name (print): _____

Date: _____

Statutory Compliance Note: Before the tenancy commences, the Landlord must provide the Tenant with: (1) a valid Energy Performance Certificate (EPC, minimum grade E); (2) a current Gas Safety Certificate (and annually thereafter); (3) the government's 'How to Rent' guide; and (4) the prescribed deposit information. The Landlord must also be registered on the Private Rented Sector Database before marketing or letting the Property. Failure to comply may bar possession proceedings and attract local authority penalties of up to £7,000.