

TENANCYDOCS UK

# Assured Shorthold Tenancy Agreement

Made under the Housing Act 1988 (as amended)

## 1. Parties

Landlord	Alex Rivers
Landlord address	Alex Rivers
Tenant(s)	Sam Taylor

## 2. Property

42 Example Lane, London, SW1A 1AA

## 3. Term

Start date	1 January 2026
End date	1 January 2026
Break clause	After 12 months, on two months' written notice

## 4. Rent

Amount	£1250.00 per calendar month
Payable on	Day 12 of each month
Payment method	Bank transfer, standing order, or other method agreed in writing

## 5. Deposit

Amount	£1250.00
Protection scheme	1500.00

The deposit will be protected within 30 days of receipt in accordance with the Housing Act 2004. Prescribed information will be provided to the tenant.

## 6. Tenant obligations

The tenant agrees to pay rent on time, keep the property in good repair (fair wear and tear excepted), not to cause nuisance, and to return the property in its original condition at the end of the tenancy.

## 7. Landlord obligations

The landlord will keep the structure and exterior in repair, maintain the installations for supply of water, gas, electricity and sanitation, and comply with all statutory obligations including gas safety, electrical safety (EICR), smoke alarms, and EPC requirements.

## 8. Additional terms

Sample

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Landlord — signature and date

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Tenant(s) — signature and date

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