



**Property Address:** \_\_\_\_\_

**ASSURED SHORTHOLD  
TENANCY AGREEMENT**  
**for a furnished or unfurnished dwelling house  
with all utility bills and broadband included**

This Agreement is intended to create an Assured Shorthold Tenancy  
as defined in the Housing Act 1998, as amended by the Housing Act 1996.

**It is subject to any manuscript amendments following negotiation  
between the landlord and the tenant in relation to this property.  
Such amendments will be signed or initialled by the parties prior to  
the grant of the tenancy.**

**Disclaimer:** This document has been prepared by Tiger Property Partners Ltd for use by its customers. It is issued in good faith but no responsibility whatsoever is accepted by Tiger Property Partners Ltd or its employees for the accuracy of or legal effect of the document(s) nor shall Tiger Property Partners Ltd or its employees be held responsible for the consequences of its use by a member of the general public.

**ASSURED SHORTHOLD  
TENANCY AGREEMENT**  
for a furnished or unfurnished dwelling house

THIS AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_ 20

**BETWEEN**

(Landlords name below:)

**AND**

(Tenants name/s below:)

*(hereinafter referred to as 'the Landlord' of the one part, which expression includes the person for the time being entitled to the reversion immediately expectant on the Tenancy hereby created);*

*(hereinafter referred to as 'the Tenant' of the other part, and if more than one the liability of each under this agreement shall be joint and several. Each Tenant must be supported by a Guarantor whose rights and responsibilities are the same as The Tenant.*

**BY THIS AGREEMENT** the Landlord lets and the Tenant takes all of the building known as

\_\_\_\_\_ (hereinafter referred to as 'the Property') together with the Fixtures, Fittings and Furniture therein (as more particularly set out in the Inventory annexed hereto and signed by both parties) for an absolute and total term certain of \_\_\_\_\_ months ('the Term') from \_\_\_\_\_ to \_\_\_\_\_

\_\_\_\_\_ at the rent of £ \_\_\_\_\_ every calendar month (to include the monthly broadband and associated telecoms line rental charge, TV licence and gas, water & electricity usage. See our Fair Usage Policy set out on page 10 of this Tenancy Agreement \*) and on the Special and General Terms and Conditions set out in the following pages of this Agreement. Any half rate rent retainer applies for July & August only by agreement between the Landlord and the Tenant.

**THE TENANT** agrees to pay the Rent in advance by standing order in the following instalments namely

a first payment of £ \_\_\_\_\_ is due on \_\_\_\_\_ the beginning date of this

Agreement, followed by a payment of £ \_\_\_\_\_ on \_\_\_\_\_ and thereafter the

sum of £ \_\_\_\_\_ every calendar month commencing on the \_\_\_\_\_ day of \_\_\_\_\_

**IT IS THE TENANTS RESPONSIBILITY TO PAY RENTS ON TIME EACH MONTH** to The Landlord via Tiger Property Partners Ltd (hereinafter entitled The Agent) & Barclays Bank, PO Box 357, 51 Mosley Street, Manchester, M60 2AU. (Sort Code 20 : 55 : 34 Account Number: 90606898) by Standing order. If The Tenant wishes to pay rent to the Landlord via any other means (cash,

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cheque, online bank transfer, debit or credit card payment) then The Tenant must seek permission from The Landlord via The Agent. **If any rent or other money payable by the Tenant to the Landlord under the provisions hereof is not be paid and becomes in arrears for 10 (TEN) or more days from the day on which it became due, the same rent shall be payable with an additional late payment penalty charge of £30 will be added from the day upon which each monthly rent payment became due. THIS APPLIES IMMEDIATELY FROM THE START OF THIS TENANCY AND WILL APPLY TO ANY RENT PAYMENT DUE IS PAID 10 OR MORE DAYS LATE.**

**'The Agent' - Tiger Property Partners Ltd**

The Agent will normally act on behalf of The Landlord and The Tenant in all matters relating to property advertising, tenancy changeovers, rent collections and reviews, and general property maintenance. The ownership and full property rights (including the insurance of the same property) however will always remain with The Landlord.

**Future rent increases**

The Landlord may at any time on or after \_\_\_\_\_ months of the commencement of this agreement increase the rent hereunder. This increased rent will be payable by the Tenant from such date as may be specified by the Landlord to the Tenant in writing being not earlier than the beginning of a period of the letting and which is at least one month after service of the written increase in the rent upon the Tenant PROVIDED THAT the increase in rent shall not take effect earlier than six months after any previous increase in rent.

**THE TENANT** also agrees to pay to the Landlord on the signature of this Agreement a deposit ('the Deposit') of **£** \_\_\_\_\_ as security against the failure by the Tenant to make good on demand by the Landlord and at the Tenant's expense any damage by the Tenant to the Property or to any Fixtures, Fittings, Furnishings and Effects and as security against any expense, arrears of rent or other nuisance occasioned to the Landlord by the failure of the Tenant to behave in a tenant-like manner or to observe the Special General Terms and Conditions of this Agreement. The tenant must show that all relevant utility bills have been paid off before the balance of Deposit can be returned, and must have returned all keys issued to the Tenant at the start of the tenancy.

The Tenant shall follow the procedures of the relevant tenancy deposit protection scheme to seek recovery of the deposit or to resolve a dispute over recovery of all or part of the deposit.

Specifically the Tenant hereby agrees not to use any part of the deposit in lieu of rent.

The sum of deposit held will not limit the financial liability to The Tenant in the event of damages caused to The Property by The Tenant.

**SPECIAL TERMS AND CONDITIONS**

**1. Occupation only by the Tenant**

The Tenant hereby agrees with the Landlord not to assign underlet charge or part with or share possession or occupation of the Property or any part thereof.

**2. Vacation of the Property before the end of the Term**

**FIXED TERM**

The Tenant hereby agrees with the Landlord that if the Property is permanently vacated by the Tenant at the Tenant's own request before the last day of the Term, the Tenant shall remain liable to pay to the Landlord the full unpaid balance of the rent receivable by the Landlord had this Agreement run for the full Term. The Tenant is not liable to pay rent if the Property is re-let to another party within this period, and this has been agreed by negotiation between the Landlord and the Tenant. In this eventuality the Tenant will be responsible for any fees incurred in re-letting the Property, and must continue to pay the rent until the new Tenant moves in and takes over the Tenancy.

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**3. Statutory Council Taxes or other local taxes payable by the Tenant (except where specified under additional clauses)**

Payment of any Council Taxes or other local taxes that may from time to time be brought into force due by the Tenant to the Local Authority in accordance with the Statutes and arising from the occupation of the Property by the Tenant pursuant to this Agreement shall be the direct responsibility of the Tenant. The Tenant hereby undertakes with the Landlord to produce on demand by the Landlord all relevant receipts for the payment of any such Charges and/or Taxes issued to the Tenant by the Billing Authority.

**4. Forfeiture – Right of re-entry**

**Important: If either party to this Agreement are unsure of their rights or require further clarification of this clause they should consult a solicitor or their local Citizens Advice Bureau.**

The **Protection from Eviction Act 1977** gives Tenants protection against arbitrary or immediate termination of their rights of occupation and the law restricts a Landlord's rights, except in certain circumstances, to evict from, or prevent a Tenant from living in, premises subject to an existing tenancy agreement without first obtaining a court order.

For the Landlord to commence legal proceedings to repossess the premises based on a breach of the tenancy (where the Tenant has failed to remedy the breach in good time), which might result in the court evicting the Tenant or issuing a court order terminating the tenancy earlier than might otherwise be lawful, the law referred to as a Right of Re-entry. **For the avoidance of doubt: In order to exercise his legal rights under this clause a Landlord will first need to obtain a court order.** If at any time the rent, or any part of the rent, shall remain unpaid for 14 days after becoming due, whether formally demanded or not, or if any major agreement or major obligation on the Tenant's part is not complied with, or if any of the circumstances mentioned in the following Grounds:

**Ground 8.** (that both at the time of notice of the intention to commence proceedings and at the time of the court proceedings there is (a) at least eight weeks rent unpaid where rent is payable weekly or fortnightly; (b) at least two months rent is unpaid if rent is payable monthly; (c) at least one quarters rent is more than three months in arrears if rent is payable quarterly; (d) at least three months rent is more than three months in arrears if rent is payable yearly), as set out in Part 1 of Schedule 2 to the Housing Act 1998 [as amended by the Housing Act 1996]),

**Ground 10.** (that there is some rent outstanding both at the time of notice of the intention to commence proceedings and at the time of the court proceedings),

**Ground 11.** (that the Tenant has persistently delayed paying rent which has become lawfully due),

**Ground 12.** (that one or more of the obligations of the tenancy has been broken or not performed),

**Ground 13.** (that the condition of the premises or the common parts has deteriorated because of the behaviour of the Tenant, or any other person living there),

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**Ground 14.** (that the Tenant or someone living or visiting the premises has been guilty of conduct which is, or is likely to cause, a nuisance or annoyance to neighbours; or, that a person residing or visiting the premises has been convicted of using the premises, or allowing it to be used, for immoral or illegal purposes or has committed an arrestable offence in, or in the locality of, the premises),

**Ground 15.** (that the condition of the furniture has deteriorated because it has been ill-treated by the Tenant or someone living at the premises),

**Ground 17.** (that the Landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the Tenant or a person acting at the Tenant's instigation).

As set out in Part 11 of Schedule 2 to the Housing Act 1988 (as amended by the Housing Act 1996) shall arise, then the Landlord may re-enter the property and the tenancy shall be terminated. Any such action will not restrict or limit any other legal rights which the Landlord may have in pursuing the Tenant for breaches of the Tenant's obligations under this Agreement.

#### **A. LANDLORD'S UNDERTAKINGS**

1. The Landlord hereby agrees with the Tenant that the Tenant paying the Rent and performing all the agreements by the Tenant herein contained may quietly possess and enjoy the Property during the term of the Tenancy without any unlawful interruption from the Landlord or any person rightfully claiming under or in trust for that party.
2. The Landlord agrees that he shall register the deposit with one of the Government-authorised tenancy deposit protection schemes ('the relevant scheme') and shall inform the Tenant of the details of the relevant scheme and the procedures for recovery of the deposit at the end of the tenancy, including the procedures for resolving a dispute, within 14 days of receiving the deposit from the Tenant. The Landlord shall also confirm to the Tenant the amount of deposit paid, the address of the property to which the tenancy relates, and the contact details of Landlord and Tenant. He shall inform the Tenant of the circumstances in which all or part of the deposit may be retained by the Landlord in relation to the terms of this tenancy agreement.
3. The Landlord agrees that as soon as practicable after the determination of the tenancy (howsoever the same may be determined) the Landlord shall account to the Tenant for such part of the deposit as the Landlord shall deem necessary to enable the Landlord as at the date of such determination to make good any breach or non-compliance by the Tenant with his obligations hereunder and to pay all costs, charges and expenses incurred in connection therewith. The Landlord shall account to the Tenant for any balance of such sum. The Landlord shall follow the procedures of the relevant scheme to seek recovery of the deposit or to resolve a dispute over recovery of all or part of the deposit.

The Landlord shall retain any interest earned during the tenancy on all or part of the deposit which he retains.

4. The Landlord agrees to comply with the requirements of Section 11 of the Landlord and Tenant Act 1985 which imposes obligations on the Landlord to repair the structure and exterior (including drains, gutters and external pipes) of the premises; to keep in repair and proper working order the installations in the premises for supply of water, gas and electricity

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and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of water, gas or electricity); to keep in repair and proper working order the installations in the premises for space heating and heating water. In determining the standard of repair required by the Landlord under this clause, regard shall be had to the age, character and prospective life of the premises and the locality in which it is situated.

5. The Landlord will ensure that all electrical equipment, installations and wiring within the Property complies with the Electrical Equipment (Safety) Regulations 1994 and the later (Part P) Electrical Regulations Act 2005 and that these have been properly certified in accordance with BS7671.
6. Excepting the case of the landlord performing improvement works to the property during July and August making the property un-occupiable, in the event that the Property or any part thereof, or the access thereto shall be destroyed or damaged so that the Property is rendered inaccessible, unfit for occupation or use, then unless resulting from some act or default on the part of the Tenant or occupier in consequence thereof payment of any insurance monies shall be refused, the Tenant may by written notice terminate the tenancy forthwith and in the event that it does not do so the rent hereby reserved, or a fair proportion thereof, according to the nature or damage sustained, shall be suspended until the Property shall again be fit for occupation or use and any such rent paid in advance shall be returned to the Tenant, the amount in case of dispute to be settled by arbitration under the provisions of the Arbitration Act 1996 or any statutory modification or re-enactment thereof for the time being in force.

#### **B. GENERAL TERMS AND CONDITIONS: TENANT'S OBLIGATIONS**

The Tenant hereby agrees with the Landlord as follows:

##### **Alterations, Additions, Damage, etc. – Property**

1. Not to make any alteration in or addition to the Property without the Landlord's written consent. Such consent to be sought in writing.
2. Not to damage or injure the Property.
3. Not at any time to damage the Property, the Fixtures, Fittings, Furnishings or Effects therein the curtilage thereof or the paths adjoining thereto.
4. Not to interfere with the external decorations or painting of the Property.
5. THE tenant agrees to take all necessary measures at all times to prevent damage by weather conditions and freezing or otherwise to the sewers, sanitary apparatus, water and waste pipes and the water system generally in the premises, without turning off the water supply and draining the system, by leaving the central heating system working during any period in which the premises are temporarily left vacant. The tenant further agrees at the tenants' own expense to effect all such necessary repairs to reinstate the system into good working order, and also to make good any damage caused to the premises or the contents thereof which occurs by reason of any breach of this Agreement.

##### **Fixtures, Fittings, Furnishings and Effects**

6. To preserve the Fixtures, Fittings, Furnishings and Effects in the Property from being destroyed or damaged and not to part with possession of or remove any of them from the Property and not to bring into the Property any of the Tenant's own Fixtures, Fittings or Furnishings except with the Landlord's prior consent in writing. No furniture shall be introduced into the Property that does not comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

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7. To leave the Fixtures, Fittings, Furnishings and Effects at the expiry of the Tenancy in the same places in the Property in which they were at the grant of the Tenancy.
8. To yield up the Property at the expiry of the Tenancy with all the Fixture, Fittings, Furnishings and Effects in the same clean state and condition as they were in at the grant of the Tenancy and make good, pay for the repair of or replace to the Landlords satisfaction all such articles of the Fixtures, Fittings, Furnishings and Effects as shall be broken, lost, damaged or destroyed during the term of the Tenancy (reasonable wear and tear excepted).
9. ABANDONMENT: If the landlord or landlords agent is given good reason to believe the tenant has abandoned the property either within or outside the initial fixed period, then possession of the property may be taken back from the tenant subject to a reasonable notice period first being served to the property by the landlord or Landlords agent.

#### Insurance

10. Tenant will insure his personal belongings against theft, fire, and other usual perils.
11. NOT to leave the Property vacant or unoccupied for a period in excess of 28 consecutive days without first giving written notice to the Landlord of the intention so to do and obtaining a written acknowledgement from the Landlord of such notice.

#### Locks and Keys

12. Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord.
13. ENSURE that the Property is secured at all times against unauthorised entry which obligation shall extend (not by way of limitation) to fully locking all doors and windows and activating the burglar alarm (if any). If the Tenant causes in any way the loss of the keys assigned to them the Tenant will be charged a mandatory £30 administration fee plus contractors charges for replacement of keys and / or changing of locks. If the Landlords agent attends to a matter relating to the Tenant locking themselves out of the Property outside normal office hours a statutory charge of £30 will be made against the Tenant.

#### Deterioration

14. Immediately to notify the Landlord of any deterioration of the Property or of the Fixtures, Fittings, Furnishings and Effects whatever may be the cause thereof.

#### Activities

15. Not to carry on any illegal activity or business within the Property or become a nuisance or annoyance or cause damage to the Landlord or the occupiers of any part of the Property or of any adjoining or neighbouring premises.
16. Not to carry on any profession trade or business in the Property or exhibit any notice board or notice whatsoever on any portion of the Property or use them or any part thereof for any purpose other than that of a strictly private residence.
17. Not to do or permit to be done any act or thing which may render void or voidable any policy of insurance maintained in respect of the Property, or may cause an increased premium to be payable in respect thereof nor to keep or permit to be kept any petrol or other inflammable substances in or about the Property and to repay to the Landlord if the Landlord shall so desire all sums paid by way of increased premium and all expenses incurred in or about the renewal of any such policy rendered necessary by a breach of this clause all such payments to be recoverable as Rent in arrears.

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18. Not to hang or expose in or upon any part of the Property so as to be visible from the outside any clothes or washing of any description or any other articles nor to place outside the Property any flower box pot or any like object nor to shake any mats brooms or other articles inside any part of the Property or out of the windows of the Property.
19. Not to keep any bird reptile dog animal or other living creature in the Property without the Landlord's permission.
20. Not to take into, use or keep in, the Property any heater or like object which requires paraffin or other inflammable liquid or gaseous fuel, and not to burn candles in the Property.
21. Not to erect any external wireless or television aerial or satellite dish without the Landlord's permission.
22. Keep all electric lights in good working order and in particular to replace all fuses bulbs and fluorescent tubes as and when necessary. Where a battery powered smoke detector is present to check the batteries on a regular basis and to replace when necessary.
23. NOT to use any blu - tack or similar adhesive to stick posters etc. to the walls of the property and to seek permission in writing to use any further picture hooks other than those already in situ. If picture fixings used by the Tenant causes internal walls to require re-decorating at the end of any tenancy then potentially the cost of this work will be borne by the Tenant.
24. The Tenant shall in the event of any animal or insect infestation caused in part or wholly by the tenants' actions, or infection or contagious disease happening during the tenancy, carry out at his own expense any requirement for disinfecting the rooms which may be directed by the Medical Officer of Health. The tenant will pay for any necessary redecoration and replace any articles the destruction of which may be rendered necessary in consequence of such disinfection or pest eradication. In the event of infestation by mice, rats or any other rodent, the Tenant understands it is their responsibility to employ and pay for a professional pest eradication company to attend and rid the property of said pests.

#### **Obstruction**

25. Not to leave or park or permit to be left or parked so as to cause any obstruction in or on any approach roads or passageways adjacent or leading to the Property any motor car motor cycle bicycle pambulator or other vehicle belonging to or used by the Tenant or by any of their friends servants or visitors and to observe all requests made by the Landlord from time to time relating to the parking of such vehicles.

#### **Entry by the Landlord, etc.**

26. To permit the Landlord or the Landlord's Agents and all other persons authorised by them at all reasonable times by appointment (but at any time in case of emergency) during the Tenancy to enter into and upon the Property for the purposes of carrying out and completing any structural or other necessary or property repairs to the Property or for the purposes of examining the state and condition of the Property or for the purposes of examining the state and interior of the Property and of the furniture and effects.
27. To permit the Landlord or the Landlord's Agents at all reasonable times in the day within the last 28 days of the Tenancy to enter upon and view the property with prospective occupiers.
28. FROM mid December in the year of the Tenancy the Tenant will permit prospective Tenants or purchasers at reasonable times to inspect and view the Property. The Landlord or landlords Agent will give the tenant at least 24 hours notice of viewings taking place at The Property, and the Tenant will commit to tidy the property.

#### **Noise, etc.**

29. At all times when not in use to keep shut the entrance door to the Property (if any) and between the hours of eleven p.m. and eight a.m. to ensure that no noise is made in any part of the Property and in particular between such hours to ensure that the main entrance door to the Property (if any) is closed as quietly as possible and that no disturbance or annoyance is caused to the occupiers of other parts of the Property.

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30. Not at any time or times so as to cause any nuisance or noise to any of the occupiers of the remainder of the Property or of any adjoining or neighbouring premises to play or use or permit the playing or use of musical instruments, television, radio, loud speaker or mechanical or other noise making instrument of any kind or to practice or to permit the practising of any singing in the Property.

#### Use of Washing Machines(s)

31. No washing machine in the Property shall be left to operate by itself automatically, unless the Tenant is present at all times in the Property during such operation. The Tenant shall expressly be held solely and fully responsible for any damage caused to the Property or anything therein caused as a result of such operation by the Tenant in breach of the provisions of this Clause.

#### Gas and Electrical Equipment – Operation

32. With the exception of pilot lights on gas-operated water heaters (and not on gas cookers) and electrically operated clocks and such other items as are designed for continuous operation, all gas and electrical equipment shall be turned off at all times when the Tenant is not in the Property, and the Tenant shall be solely and fully responsible for any damage to the Property and all Fixtures, Fittings, Furnishings and Effects therein caused as a result of the breach of this Clause.
33. The Tenant shall not introduce into the Property any gas appliance without the prior written consent of the Landlord. The Tenant shall produce to the Landlord on an annual basis a gas safety certificate for any such appliance.
34. The Tenant shall keep all electric lights in good working order and in particular to replace all fuses, bulbs, fluorescent tubes and starters as and when necessary.

#### Gas, Electricity and Water Supplies and Telephone (except where specified under additional clauses)

35. **The monthly costs and bills associated with the supply of all utilities to this property are included within the monthly rent charged,** so gas, electricity, power and water which shall be consumed or supplied on, or to, the Property during the term of the Tenancy are all included within the rent in accordance with a Fair Usage Policy. The Agent on behalf of the Landlord will be responsible for choosing the utility supplier, setting up the bills payment system and paying the monthly utility charges on behalf of the tenant. This only works if the Tenant pays their monthly rent which incorporates an amount for the utility and other bills.
36. The tenants must not change to a new supplier for gas or electricity nor to allow any existing meter to be changed without first informing the Landlord in writing.
37. Not to have a water meter fitted where one is not already installed.
38. To pay all call charges made for the use of any telephone provided in the Property during the term of the Tenancy, or a proper proportion of the amount of such charges to be assessed according to the duration of the Tenancy. **The monthly line rental payments and broadband service are already included within the monthly rent however.** The Agent will be responsible for choosing the Internet Service Provider, setting up the bills payment system, and paying the monthly broadband charges on behalf of the tenant.
39. THE LANDLORD IS FINANCIALLY RESPONSIBLE FOR SETTING UP A BROADBAND LINE TO THE PROPERTY AND MAINTAINING THE MONTHLY LINE RENTAL PAYMENTS but The Tenant accepts full responsibility for ensuring the line, socket and associated hardware within the property are not damaged in any way during the tenancy, and to be responsible for any reconnection charge if the line or socket are broken or disconnected or removed by The Tenant during tenancy. Additionally the tenant must ensure that the telephone or broadband line and associated hardware are not disconnected or removed at the end of the tenancy.

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**\* Bills inclusive - Fair & Acceptable Usage Policy**

Tiger Property Partners Ltd reserves the right to choose the provider of the utility bills and broadband services at the property. Even though utility and other associated bills are included within the rent, the Tenant recognises and accepts the Fair & Acceptable Usage Policy shown below.

Having bills included within the rent is not a guarantee that the rent will cover all of the cost of these bills. The allowances are generous and it is unlikely the Tenant will exceed them if energy consumption is sensible, but the Fair & Acceptable Usage Policy is in place to help ensure that the Tenants' energy usage is not excessive and stays within reasonable and agreed allowances. The Tenant will be able to use the gas and electricity normally, but having utility bills included in your rent does not allow the Tenant to leave the heating and lights on 24/7, or for 365 days a year.

The maximum energy usage allowed per annum is shown below. If this tenancy agreement is for a period of less than a year then these figures will apply on a pro-rata basis. If the Tenant exceeds these limits, either the Landlord, letting agent or the energy provider reserve the right to apply a supplemental charge to cover the amount by which the allowance is exceeded.

**Energy allowance:**

Number of Tenants & Annual Allowance for Energy per Premises (£)

1	£800
2	£1190
3	£1490
4	£1780
5	£2230
6	£2680
7	£3120
8	£3550
9	£4000
10	£4450
11	£4900
12	£5350

**Internet:**

The Fair & Acceptable Usage Policy also applies to the internet and web services.

**Is anything not included in the Fair & Acceptable Usage Policy ?:**

The figures shown above only shows the monetary amounts for gas & electricity usage, but the bills included arrangement with Tiger Property Partners Ltd also usually includes TV Licence, water, broadband service and the line rental to pipe the broadband to the property too.

The water supply charge included is usually calculated at the standard rate for this property.

**Why are the Energy Allowance figures shown as monetary and not units of energy ?:**

This is due to the fact that energy unit prices routinely fluctuate.

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### Common Entrance Hall

40. (a) Not to use or permit the use of the common entrance hall otherwise than for quiet and peaceful entry to the Property.  
(b) To remove forthwith upon being so required by the Landlord any object of or obstruction by the Tenant in the common entrance hall and to pay to the Landlord on demand the cost incurred by him in removing and if appropriate storing the same which removal and storage is expressly hereby authorised and which shall be entirely at the Tenant's risk.
41. To pay the cost of making good any damage at any time done by the Tenant or his or their servants agents or visitors to any part of the Property or to the passages landings stairs or entrance halls thereof or to the person or property of the occupier of any other part of the Property by the carrying in or removal of furniture or other goods to or from the Property or otherwise howsoever.

### General

42. To observe any other Terms and Conditions which may from time to time be made by the Landlord for the good order and management of the Property and such other Terms and Conditions as may be contained in an annexure to this Agreement signed by the parties hereto.

### At the end of the tenancy The Tenant commits to:

- (a) The Tenant will permit prospective Tenants or purchasers at reasonable times to inspect and view the Property. The Landlord or landlords Agent will give the tenant at least 24 hours notice of viewings taking place at The Property, and the Tenant will commit to have tidied the property to a standard deemed fair and reasonable to the Landlords Agent prior to the viewing.
- (b) In addition to the commitment to keep the property in tidy order during the Tenancy, return the Property cleaned thoroughly internally – including windows and surrounds, kitchen and bathroom.
- (c) Pay for the cleaning of all carpets and floor coverings in the property which have been soiled during the term.
- (d) Pay for the washing and cleaning (including ironing/pressing) of all the curtains in the property which have been soiled during the term where the same are included in the contents.
- (e) Ensure any gardens at The Property are tidied to the satisfaction of the Landlord or Landlords Agent and any resulting garden rubbish is suitably and safely disposed of.
- (f) Comply with the conditions as laid out in this Tenancy Agreement in order to qualify for the return of the Security Deposit.
- (g) Not to leave any personal possessions within the property after the end of the tenancy fixed period unless the Landlord confirms in writing he is happy to allow this. Any personal possessions remaining in the property following a period of 28 days after the expiry of the fixed period will be removed and suitably and safely disposed. Any direct costs and administrative costs associated with the removal and disposal of Tenants personal possessions will accordingly be charged back to the Tenant.

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(h) The Tenant must (where possible and practicable) return keys to The Property back to Tiger Property Partners by 12 noon on the move out day. Failure to do this could result in The Tenant being liable to continue the rent payments until such time as the keys to the property are returned.

If any deduction from the deposit are required due to the Tenants failure to observe and perform the obligations hereunder and referred to in this Tenancy Agreement then a fixed charge of £60 including VAT will be payable by the Tenant to the Landlords Agents to cover the cost of the administration and supervision of any required remedies.

#### **Schedule of Contents (Inventory)**

43. The Schedule of Contents (Inventory) attached to this Agreement and signed by the parties hereto shall have effect.

#### **Notices**

44. The address at which the Tenant may serve notices on the Landlord (including notices in proceedings) under Section 48 of the Landlord and Tenant Act 1987 is as follows:

**Tiger Property Partners Ltd  
722 Wilmslow Road  
Didsbury  
Manchester  
M20 2DW.**

45. The Tenant agrees that a forwarding address may be passed on to any and all legitimate bodies that may have an interest in receiving this information.

#### **\* Additional clauses & Important additional notices:**

1. Tenants will be charged for repairs or maintenance works if the following eventualities occur;
  - a) If any toilet seats are broken through misuse. It is expected that if a toilet seat hinge fixing becomes loose the tenant will take responsibility for tightening up the fixing to avoid the hinge breaking.
  - b) If any sink, bath or shower waste traps become clogged or broken during the tenancy due to the introduction of hair or any other foreign object.
  - c) If any toilets or any waste drainage pipes within the boundaries of the property become clogged or broken during the tenancy due to the introduction of any foreign object such as female hygiene products or food waste.
  - d) If any of the white goods or electrical items supplied with the property are broken or rendered unusable due to misuse by the tenants. This also includes maintenance visits to the property where it is found that washing machine or tumble dryer lint filters have become clogged and simply need wiping out.
  - e) If internal walls require re-decorating following black mould growth. Tenants are expected to ensure the property is kept clean, which includes wiping excess moisture and condensation off internal walls as a part of general household management.
  - f) Tenants must also note that a No Smoking Policy operates within The Property.

2. **It is the Tenants responsibility to pay all rents due on the first day of each rent month. The Tenant agrees to pay The Agent a penalty fee of £30 if the rent is 10 (TEN) or more days late for any reason whatsoever, this is to cover the Landlords time in recovering these monies and the administration of the same.**

Lead tenant initial .....

Dated .....

3. Should a bank cheque presented by the tenant/s be dishonoured by their bank, then a standard administration fee of £30 will be charged to the tenant for each item by the Agent.
4. Each overpayment of rent by the Tenant due to non cancellation of the standing order at the end of the Tenancy shall incur an administration charge of £30 per item to cover the Agents' administration costs and expenses.

**We hereby agree the foregoing**

Signed .....Print:..... Dated .....  
**Obo Landlord(s):**

Signed .....Print:..... Dated .....  
**Tenant:**

Signed .....Print:..... Dated .....  
**Tenant:**

Signed .....Print:..... Dated .....  
**Tenant:**

Signed .....Print:..... Dated .....  
**Tenant:**

Signed .....Print:..... Dated .....  
**Tenant:**

Signed .....Print:..... Dated .....

**Lead Tenant only - I the above signed confirm that I have received the following:**

1. The required details & Tenants Information Leaflet of the tenancy deposit scheme that Tiger Property Partners Ltd. is a member of.
2. A copy of the DPS Prescribed Matters Form for this tenancy.
3. A copy of the Energy Performance Certificate (EPC), for this property.
4. An original copy of this Assured Shorthold Tenancy Contract.

**TIME THIS CONTRACT WAS SIGNED:** \_\_\_\_\_

**SPACE BELOW IS FOR ANY ADDITIONAL NOTES:**

**(i.e. items to be included, removed, or works to be carried out before occupation)**

**SAMPLE**