# ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a furnished dwelling house on an Assured Shorthold Tenancy under Part 1 of the Housing Act 1988 as amended by the Housing act 1996.

NOTE: THIS IS A LEGALLY BINDING DOCUMENT. YOU SHOULD READ IT CAREFULLY AND ENSURE THAT YOU UNDERSTAND IT BEFORE SIGNING IT.

Date:

Parties: 1. The Landlord Jagfer Limited

 Address: Dilkusha, New Zealand Avenue,

 St. Saviour, Jersey, JE2 7RU

2. The Tenant

Property: The dwelling house at Norwich

Together with the Fixtures Furniture and Effects in the Property listed in the Inventory signed by the parties, clause 4(i)

Term: A term certain of twelve months commencing on 1 July 2019

Rent: £ per calendar month

Payable: The 3 months of July, August and September by 20 June 2019

 The 3 months of October,November and December by 20 September 2019

 The 4 months of January, February, March and April by 1 January 2020

 The 2 months of May and June by 20 April 2020

Deposit: The sum of £ per person

## First Payment to be made no later than 20 June 2019

1. The Landlord lets the property to the Tenant for the Term at the Rent payable as set out above. If the Tenant comprises more than one person then all persons are jointly and severally liable to the Landlord. This means that the Landlord could enforce the terms of this tenancy agreement (for example as to payment of rent) against all of the Tenants together, or against some of them only, or against any of them individually.
2. This agreement creates an assured shorthold tenancy within Part 1 Chapter ii of the Housing Act 1988. This means that when the Term expires the landlord can recover possession as set out in section 21 of that Act.
3. The Tenant agrees with the Landlord :-
4. To pay the Deposit to the Landlord upon signing this agreement.
5. To pay the Rent in the amount and at the times set out above. In the event that any rent remains unpaid for 14 days after it is due, the tenant shall be liable to pay the landlord interest on any amount outstanding, such interest to be charged at 10% above the Bank of England’s base rate.
6. To arrange for the supplies of gas, electricity and telephone services to the Property to be registered in his/her/their name(s) and to pay all gas, electricity and telephone services to the Property.
7. To pay the Council Tax and any rates or charges levied in respect of the Property relating to water supply and sewerage.
8. To permit the Landlord or his agent or workmen at reasonable hours in the daytime to enter the Property for the purpose of
9. Inspecting its state and condition; or
10. Carrying out any repairs to the Property which may be necessary and which are the responsibility of the Landlord; or
11. Showing prospective tenants

but only after the landlord or his agent has given the Tenant not less than 24 hours written notice of the Landlord’s or his agent’s intention to do so (except in emergency).

1. Within the first 6 months of the Term not to assign, sublet or part with possession of the Property at all:- and after the first 6 months not to assign, sublet or part with possession of the Property without the Landlord’s consent (which consent the Landlord cannot unreasonably withhold).
2. Not to do or allow to be done on the Property anything which may:
3. be or becomes a nuisance to or annoyance to the Landlord or the occupiers of any adjoining premises. For the avoidance of doubt the Tenant specifically agrees not to cause excessive noise or engage in any behaviour that causes a disturbance to the Landlord or the occupiers of adjoining premises, or
4. invalidate any insurance of the Property against fire or any other risk or increase the ordinary premium for such insurance.
5. To not keep any animal in the Property.
6. To not carry on in the Property any profession trade or business or use the Property for any other purpose than that of a private residence.
7. If absent from the Property during winter months heating should be on low for a few hours a day to prevent pipes freezing. In the event that the Tenant fails to do so the Tenant shall be responsible for any damage caused to the Property.
8. To keep the interior of the Property in the same state and condition as it was at the beginning of the tenancy (as set out in the Inventory); and in particular not damage, injure, remove, alter or add to the Property or any part of it, (general wear and tear excepted), and further maintain the house in a clean and tidy condition.
9. To preserve the furniture fixtures and fittings and effects as listed in the Inventory from being destroyed or damaged and not remove any from the Property. In the event that damage occurs to any part of the property or furniture or fixtures the Tenant must report the matter to the Landlord in writing as soon as is reasonably practicable. The Tenant shall be responsible for arranging for the repair of any window(s) that the Tenant or any of his guests have broken and shall be liable for the cost of such repairs.
10. At the end of the tenancy:

(a) to leave all items in the inventory in the rooms or places they were in at the commencement of the tenancy; and

(b) to give up possession of the Property in the same state and condition as it was at the beginning of the tenancy; and

(c) to make good and pay for the repair or replacement of all items in the Inventory which have been broken, lost, damaged or destroyed during the tenancy (reasonable wear and tear and damage by fire excepted).

1. That whereas the Landlord is responsible for keeping in repair and proper working order the structure and exterior of the Property and the installations within the Property as set out in clause 5 below, the Tenant agrees to use the drains, gutters, external pipes, sanitary ware, heating and hot water installations appropriately.
2. To keep the paths and garden free of rubbish.
3. The Landlord agrees with the Tenant to:-
4. Immediately prior to the commencement of the tenancy to supply the Tenant with a copy of the Inventory. The Inventory shall specify the contents of the Property and their condition as well as the decorative condition of the Property. The inventory shall be deemed agreed to by the Tenant unless the Tenant notifies the Landlord or his agent of his disagreement within fourteen days of the commencement of the tenancy.
5. To pay and indemnify the Tenant against all rates, assessments and outgoings in respect of the Property except those for which the Tenant is responsible under clause 3 of this agreement.
6. To comply with the Gas Safety (Installation and Use) Regulations 1998 and in particular to have all gas appliances checked and serviced at least once a year.
7. To return to the tenant any rent payable from any period while the Property is rendered uninhabitable by fire.
8. That if the Tenant pays the Rent and performs his or her other obligations under the tenancy agreement the Tenant may quietly possess and enjoy the Property during the tenancy without any interruption from the Landlord (or any person claiming under or in trust for the Landlord).
9. This agreement shall take effect subject to the provision of section 11 of the Landlord and Tenant Act 1985. This means that The Landlord is responsible for:
	1. keeping in repair the structure and exterior of the Property, (including drains, gutters and external pipes):- and
	2. keeping in repair and proper working order the installations in the Property for the supply of water, gas and electricity for sanitation (including baths, sinks, basins and toilets):- and
	3. keeping in repair and proper working order the heating and hot water installations, subject to Clause 3 xiv) above.
10. IT IS AGREED BY ALL PARTIES that if at any time:
11. the whole or any part of the rent is unpaid for 14 days after becoming due (whether or not it has been formally demanded): or
12. there is any breach of any of the Tenant’s obligations under this agreement

the Landlord shall be entitled to seek a court order to recover possession of the Property. Reliance on this clause by the Landlord does not effect any other rights that the Landlord may have to enforce the Tenant’s obligations.

1. The Tenancy Deposit:
2. the deposit is paid by the Tenant to the Landlord
3. the Landlord utilizes the Deposit Protection Service. The Tenant should refer to [www.depositprotection.com](http://www.depositprotection.com) for full details about how their deposit is protected including information about how to apply for release of their deposit and what to do if there is a dispute about the deposit.
4. the Deposit has been taken for the following purposes:
	1. any damage, or compensation for damage, to the Property, its fixture and fittings or for missing items for which the Tenant may be liable. Account will be taken of the age and condition of the Property, its fixtures, fittings and contents;
	2. the reasonable costs in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant’s obligations under the tenancy agreement, including those relating to the cleaning of the Property, its fixtures and fittings;
	3. any unpaid accounts for utilities or water charges or environmental services or other similar services or council tax incurred at the Property for which the Tenant is liable;
	4. any rent or other money due or payable by the tenant under the tenancy agreement of which the tenant has been made aware and which remains unpaid after the end of the tenancy.

8. Notice under Section 48 of the Landlord and Tenant Act 1987.

The Tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address:

51 Almond Drive, Cringleford, Norwich, NR4 7TB

AS WITNESS the hands of the parties the day and year first before written

Signed for and on behalf of

Jagfer Limited (Landlord) ………………………………………………….

Signed by the above-named

(Tenant) ………………………………………………….

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