

**ASSURED SHORTHOLD TENANCY AGREEMENT**  
**For a room in a shared house or flat (landlord not resident)**

**Dated this**

**The Property**  
("the Property")

**The Room** ("the  
Room")

Being the room occupied by the Tenant at the Property

**The Landlord**  
("the Landlord")

**The Tenant**  
("the Tenant")

The Tenant is referred to as "he" or "his" as appropriate in this agreement, even if the Tenant is female or consists of more than one person. Where the Tenant consists of more than one person, they will all have joint and several liability under this agreement (this means that they will each be liable for **all** sums due under this agreement, not just liable for a proportionate part).

**The Term** beginning on \_\_\_\_\_ ("the fixed term").  
If the Tenant does not leave at the end of the fixed term, the tenancy will then continue, still subject to the terms and conditions set out in this agreement, from week to week from the end of the fixed term until either the Tenant gives notice that he wishes to end the Agreement as set out in clauses 6 and 7 below, or the Landlord serves on the Tenant a notice under Section 21 of the Housing Act 1988, or a new form of Agreement is entered into, or this Agreement is ended by consent or a court order.

**The Rent** £ \_\_\_\_\_ per calendar month, the first payment to be made on the signing of this agreement, all subsequent payments to be made monthly thereafter in advance on the \_\_\_\_\_ day of the month, by way of standing order into the Landlord's bank, details of which have been provided to the Tenant, or as otherwise agreed.

**The Deposit** £ \_\_\_\_\_  
which will be registered with one of the government-authorised tenancy deposit schemes ("The Tenancy Deposit Scheme") within 14 days of receipt