

**ASSURED SHORTHOLD  
TENANCY AGREEMENT**  
**for a furnished [unfurnished] dwelling house**

THIS AGREEMENT is made the

day of

20

BETWEEN

(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);

AND

(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)

BY THIS AGREEMENT the Landlord lets and the Tenant takes all [those rooms located on the floor] of the building known as

(hereinafter referred to as 'the Property') together with the Fixtures, Fittings, Furniture and Effects therein (as more particularly set out in the Inventory annexed hereto and signed by both parties) for a term certain of months (weeks) ('the Term')

from to

at the rent of £ ..... per calendar month [week] and on the Special and General Terms and Conditions set out in the following pages of this Agreement.

THE TENANT agrees to pay the Rent in advance by [method of payment] in the following instalments namely a first payment of £ ..... on the signature of this Agreement and thereafter the sum of £ ..... per calendar month [week] commencing on the day of ..... , 20

If any rent or other money payable by the Tenant to the Landlord under the provisions hereof shall not be paid within fourteen days of the day on which it became due the same shall be payable with interest thereon at the rate of four per centum per annum above the base minimum lending rate of ..... Bank for the time being in force calculated on a day to day basis from the day upon which it became due down to the date of payment.

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 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.