

**SHORTHOLD TENANCY AGREEMENT  
FURNISHED HOUSE  
TERMS & CONDITIONS**

**1. DEFINITIONS AND INTERPRETATION**

In this Agreement:

- 1.1 Capitalised terms on page 1 have the meanings set out there.

1.2	<b>"Contents"</b>	means the furniture, furnishings, equipment and other items mentioned in the attached Inventory of contents
1.3	<b>"Tenancy"</b>	means the tenancy created by this Agreement and it includes any continuation of the Tenancy at the end of the Tenancy Period

- 1.4 If there is more than one Tenant, then the Tenant's obligations are joint and several (i.e. each is responsible to the Landlord for all the Tenant's obligations, both jointly with the other Tenant or Tenants and also individually).
- 1.5 A reference to the "Landlord" includes any other party entitled to receive the Rent.
- 1.6 A reference to the "Property" includes a reference to part of it.

**2. THE LETTING**

The Landlord lets the Property and the Contents to the Tenant for the Tenancy Period on the terms of this Agreement and the Tenant must pay the Rent throughout the Tenancy Period in advance without any deductions on the Rent Payment Day.

**3. SHORTHOLD TENANCY**

This Agreement creates an assured shorthold tenancy under the Housing Act 1988 as amended.

**4. TENANT'S OBLIGATIONS TO THE LANDLORD**

The Tenant agrees with the Landlord: