

TENANCY AGREEMENT - ENGLAND & WALES

F301E

(for a Furnished House or Flat on an Assured Shorthold Tenancy)

The **PROPERTY** _____

The **LANDLORD** _____

of _____

The **TENANT** _____

The **GUARANTOR** _____

of _____

The **TERM** _____ weeks/months* beginning on _____

The **RENT** £ _____ per week/month* payable in advance on the _____ of each week/month* (*delete as appropriate)

The **DEPOSIT** £ _____

The **INVENTORY** means the list of the Landlord's possessions at the Property which has been signed by the Landlord and the Tenant

DATED _____

Signed and executed as a Deed by the following parties

Landlord	Tenant	Guarantor*
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_____	_____	_____
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Landlord(s)' name(s)	Tenant(s)' name(s)	Guarantor's name
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_____	_____	_____
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Landlord(s)' signature(s)	Tenant(s)' signature(s)	Guarantor's signature
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In the presence of:

Witness signature _____	Witness signature _____	Witness signature _____
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Full name _____	Full name _____	Full name _____
-----------------	-----------------	-----------------

Address _____	Address _____	Address _____
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THIS TENANCY AGREEMENT comprises the particulars detailed above and the terms and conditions printed overleaf whereby the Property is hereby let by the Landlord and taken by the Tenant for the Term at the Rent.

IMPORTANT NOTICE TO LANDLORDS:

- 1 The details of 'The LANDLORD' near the top of this Agreement must include an address for the Landlord in England or Wales as well as his/her name, or all names in the case of joint Landlords.
- 2 Always remember to give the written Notice Requiring Possession to the Tenant at least two clear months before the end of the Term.

IMPORTANT NOTICE TO TENANTS:

- 1 In general, if you currently occupy this Property under a protected or statutory tenancy and you give it up to take a new tenancy of the same or other accommodation owned by the same Landlord, that tenancy cannot be an Assured Shorthold Tenancy and this Agreement is not appropriate.
- 2 If you currently occupy this Property under an Assured Tenancy which is not an Assured Shorthold Tenancy your Landlord is not permitted to grant you an Assured Shorthold Tenancy of this Property or of alternative property and this Agreement is not appropriate.
- 3 If the total amount of rent exceeds £25,000 per annum, an Assured Shorthold Tenancy cannot be created and this Agreement is not appropriate. Seek legal advice.

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SA Dillow



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