

Assured Shorthold Tenancy Agreement

This is a tenancy agreement creating an Assured Shorthold Tenancy of a house, maisonette or flat where the landlord is the freeholder and providing for a rent deposit, prohibiting a transfer of the Tenancy.

IMPORTANT NOTE FOR THE TENANT: This Tenancy Agreement creates legal and binding relations between the parties enforceable at law. Before signing the document you should read it most carefully to ensure that you understand the terms and the wording. You may wish to amend or reject some of the terms. It is suggested that you should seek independent legal advice from a solicitor, a Housing Advice Centre, the CAB or other legal adviser before you sign the agreement.

LANDLORD

[Redacted] of

Address 1, Address 2, Address 3, POSTCODE

(In accordance with Sections 47 and 48 of the Landlord and Tenant Act 1987 the Landlord's name and address in England and Wales at which notices (including Notices of Proceedings) may be served on the Landlord by you are as above).

AGENT (IF APPLICABLE)

[Redacted] of

Address 1, Address 2, Address 3, POSTCODE, telephone number, email address

The Landlord appoints the above agent to let and manage the Property and where the word Landlord appears then it can also mean the agent who will be the main point of contact for the Tenant.

and

TENANT(S)

[Redacted] of

Address 1, Address 2, Address 3, POSTCODE

TENANCY AGREEMENT

relating to

[Redacted]
[Redacted]
[Redacted]
POSTCODE

Creating an Assured Shorthold Tenancy as defined in Part I of the Housing Act 1988
(as amended by the Housing Act 1996 and 2004)

THIS AGREEMENT is made on

day of

2019

1 PARTICULARS

- 1.1 **The Deposit:** £... being an amount held by the Landlord on behalf of the Tenant for the term of the tenancy in accordance with clause 9 The Deposit
- 1.2 **The Interest Rate:** 3% above the Bank of England base rate.
- 1.3 **The Landlord:** Means the Landlord of the Property as set out above but may also mean agent, if the Landlord instructs an agent to manage any aspect of the tenancy.
- 1.4 **The Property:** [Full address and post code]
- 1.5 **The Rent:** £... (*insert amount*) a month payable in advance to the Landlord **on the first day of each month (or as appropriate)**
- 1.6 **The Term:** [6 months / 1 year / 2 years] from and including (*insert commencement date*) **including any break date.**
- 1.7 **The Tenant:** Means the Tenants as stated above and if there is more than one Tenant then they jointly and severally liable for all the terms of this Agreement
- 1.7 **Permitted occupiers:**
- 1.8 **Permitted children:**

PROPERTY DETAILS

BRIEF DESCRIPTION: Provide a brief description of the Property e.g. 3 bedroom 3 storey townhouse. Use the features from the Property details to help and list any areas in particular that are not included. e.g. loft / shed or garage etc.

PARKING: Detail the parking situation at the Property e.g. on street parking for two cars

GARDEN: Describe what garden is included e.g. Small garden, including shed etc

FURNISHED / PART FURNISHED / UNFURNISHED: (include/list any furniture left in Property, including any items left on a non-repairable basis)

ELECTRICITY: Yes – list any electric appliances

GAS: Yes / No – (list any Gas appliances) – Landlords Gas Safety Check completed on commencement of tenancy –

WATER: Mains

DRAINAGE: Mains / Septic Tank etc

COUNCIL TAX BAND: Local Council - Band X

2 AGREEMENT TO LET

- 2.1 The Landlord agrees to let and the Tenant agrees to take the Property in compliance with the terms of this Agreement including any special or additional clauses.
- 2.2 If applicable, in accordance with Ground 2 in Schedule 2 of the Housing Act 1988 it is confirmed that the Property is let by the Landlord subject to a mortgage on the Property which was granted before the start of the tenancy.
- 2.3 The Landlord shall have the option on the anniversary of this Agreement to increase the Rent by a reasonable percentage provided the Landlord has given the Tenant at least one month's notice of the intention to raise the Rent.

3 TENANT'S RESPONSIBILITIES

3.1 Rent

3.1.1 **Responsibility to pay:** The Tenant shall pay the Rent by equal monthly payments of **£1,200.00** **per month** on the **1st day of each month** to the Landlord.

3.1.2 **Payment date:** The first payment of rent shall be made on **1st day of the month** and each subsequent payment shall be made on **1st day of each month** for the term of this Agreement.

3.1.3 **Apportionment:** Any payment for less than a month or in an apportioned or a half month shall include the full day of the month as required.

3.1.4 **Interest:** The Tenant may not exercise any right or claim to additional interest or in respect of legal expenses or of costs the correct legal process has been followed.

3.2 Use of Property

3.2.1 **Restrictions:** The Tenant shall not use the Property except as a single private residence for occupation by the Tenant personally and the Tenant's family and reasonable visitors and no other person. If the Tenant wishes to introduce any person or additional person into the Property then the full name of any such party should be recorded and the consent of the Landlord obtained before any such further person enters the Property. For the avoidance of doubt this includes any assignment, subletting, letting or allowing another to stay in a short-term stay.

3.2.2 **Repairs:** The Tenant shall not do anything or allow anything to be done on the Property, or allow anything to occur on or to the Property, which may reasonably be considered to be or likely to become or cause or contribute to any damage, disturbance, inconvenience, injury or damage to the Landlord or other tenants or the owners or occupiers of adjacent or neighbouring property.

- 101. **QUESTION** The following information is available for the year ended 31/12/2019:
 - (a) Sales: 100,000 units @ \$10 each
 - (b) Opening inventory: 10,000 units @ \$10 each
 - (c) Closing inventory: 15,000 units @ \$10 each
 - (d) Purchases: 100,000 units @ \$10 each
 - (e) Freight in: \$5,000
 - (f) Freight out: \$2,000
 - (g) Sales commission: \$1,000
 - (h) Advertising: \$3,000
 - (i) Depreciation: \$4,000
 - (j) Insurance: \$1,000
 - (k) Interest: \$1,000
 - (l) Income tax: \$2,000
 - (m) Dividend received: \$1,000
 - (n) Dividend paid: \$1,000
 - (o) Profit before tax: \$10,000
 - (p) Tax rate: 20%
- 102. **QUESTION** The following information is available for the year ended 31/12/2019:
 - (a) Sales: 100,000 units @ \$10 each
 - (b) Opening inventory: 10,000 units @ \$10 each
 - (c) Closing inventory: 15,000 units @ \$10 each
 - (d) Purchases: 100,000 units @ \$10 each
 - (e) Freight in: \$5,000
 - (f) Freight out: \$2,000
 - (g) Sales commission: \$1,000
 - (h) Advertising: \$3,000
 - (i) Depreciation: \$4,000
 - (j) Insurance: \$1,000
 - (k) Interest: \$1,000
 - (l) Income tax: \$2,000
 - (m) Dividend received: \$1,000
 - (n) Dividend paid: \$1,000
 - (o) Profit before tax: \$10,000
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- 103. **QUESTION** The following information is available for the year ended 31/12/2019:
 - (a) Sales: 100,000 units @ \$10 each
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 - (g) Sales commission: \$1,000
 - (h) Advertising: \$3,000
 - (i) Depreciation: \$4,000
 - (j) Insurance: \$1,000
 - (k) Interest: \$1,000
 - (l) Income tax: \$2,000
 - (m) Dividend received: \$1,000
 - (n) Dividend paid: \$1,000
 - (o) Profit before tax: \$10,000
 - (p) Tax rate: 20%
- 104. **QUESTION** The following information is available for the year ended 31/12/2019:
 - (a) Sales: 100,000 units @ \$10 each
 - (b) Opening inventory: 10,000 units @ \$10 each
 - (c) Closing inventory: 15,000 units @ \$10 each
 - (d) Purchases: 100,000 units @ \$10 each
 - (e) Freight in: \$5,000
 - (f) Freight out: \$2,000
 - (g) Sales commission: \$1,000
 - (h) Advertising: \$3,000
 - (i) Depreciation: \$4,000
 - (j) Insurance: \$1,000
 - (k) Interest: \$1,000
 - (l) Income tax: \$2,000
 - (m) Dividend received: \$1,000
 - (n) Dividend paid: \$1,000
 - (o) Profit before tax: \$10,000
 - (p) Tax rate: 20%
- 105. **QUESTION** The following information is available for the year ended 31/12/2019:
 - (a) Sales: 100,000 units @ \$10 each
 - (b) Opening inventory: 10,000 units @ \$10 each
 - (c) Closing inventory: 15,000 units @ \$10 each
 - (d) Purchases: 100,000 units @ \$10 each
 - (e) Freight in: \$5,000
 - (f) Freight out: \$2,000
 - (g) Sales commission: \$1,000
 - (h) Advertising: \$3,000
 - (i) Depreciation: \$4,000
 - (j) Insurance: \$1,000
 - (k) Interest: \$1,000
 - (l) Income tax: \$2,000
 - (m) Dividend received: \$1,000
 - (n) Dividend paid: \$1,000
 - (o) Profit before tax: \$10,000
 - (p) Tax rate: 20%

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- (12) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (13) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (14) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (15) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (16) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (17) **Warrant of Assistance** is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.

6. Warrant of Assistance

- (18) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (19) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (20) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (21) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (22) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (23) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (24) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (25) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (26) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (27) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.
- (28) The writ of assistance is a writ that is issued to a sheriff to assist in the execution of a writ of possession of real property.

- (1) The applicant must be a citizen of the United Kingdom or a person who has the right of abode in the United Kingdom.
- (2) The applicant must be at least 18 years of age at the time of application.
- (3) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (4) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (5) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (6) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (7) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (8) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (9) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.
- (10) The applicant must be a resident in the United Kingdom for a continuous period of at least 12 months immediately preceding the date of application.

6. OTHER REQUIREMENTS

- (1) **Good Character** - The applicant must be of good character. This means that the applicant must not have been convicted of a criminal offence which is listed in Schedule 1 to the Immigration Act 1971, or which is a serious offence under the law of the United Kingdom or of any other country.
- (2) **Financial Requirements** - The applicant must have sufficient funds to support himself and any dependants in the United Kingdom. The applicant must also have sufficient funds to pay for the costs of the application and any other expenses which may be incurred.

7. APPLICATION PROCEDURE

The applicant must apply for a visa to enter the United Kingdom. The application should be made to the nearest British Consulate or Embassy in the applicant's country of residence. The applicant must provide a passport, a recent photograph, and a letter of invitation from the sponsor. The applicant must also provide evidence of his financial resources and of his good character.

2. IDENTIFICATION OF THE SUBJECT

- (a) The subject of the contract is the purchase of a certain quantity of goods.
- (b) The subject of the contract is the purchase of a certain quantity of goods.
- (c) The subject of the contract is the purchase of a certain quantity of goods.
- (d) The subject of the contract is the purchase of a certain quantity of goods.
- (e) The subject of the contract is the purchase of a certain quantity of goods.
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- (g) The subject of the contract is the purchase of a certain quantity of goods.
- (h) The subject of the contract is the purchase of a certain quantity of goods.
- (i) The subject of the contract is the purchase of a certain quantity of goods.
- (j) The subject of the contract is the purchase of a certain quantity of goods.

3. IDENTIFICATION OF THE PARTIES AND THE PLACE OF PERFORMANCE OF THE CONTRACT

- (a) The parties to the contract are the seller and the buyer.
- (b) The parties to the contract are the seller and the buyer.
- (c) The parties to the contract are the seller and the buyer.
- (d) The parties to the contract are the seller and the buyer.
- (e) The parties to the contract are the seller and the buyer.
- (f) The parties to the contract are the seller and the buyer.
- (g) The parties to the contract are the seller and the buyer.
- (h) The parties to the contract are the seller and the buyer.
- (i) The parties to the contract are the seller and the buyer.
- (j) The parties to the contract are the seller and the buyer.

4. THE OBLIGATION

- (a) The obligation of the seller is to deliver the goods to the buyer.
- (b) The obligation of the seller is to deliver the goods to the buyer.
- (c) The obligation of the seller is to deliver the goods to the buyer.
- (d) The obligation of the seller is to deliver the goods to the buyer.
- (e) The obligation of the seller is to deliver the goods to the buyer.
- (f) The obligation of the seller is to deliver the goods to the buyer.
- (g) The obligation of the seller is to deliver the goods to the buyer.
- (h) The obligation of the seller is to deliver the goods to the buyer.
- (i) The obligation of the seller is to deliver the goods to the buyer.
- (j) The obligation of the seller is to deliver the goods to the buyer.

- (1) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
 - (2) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
- 4. Wages**
- (1) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
 - (2) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
 - (3) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
 - (4) **Wage** is the amount of money paid to an employee for his services rendered during a certain period of time.
- 5. Wages and Salaries**
- (1) **Wages** are the amounts of money paid to an employee for his services rendered during a certain period of time.
 - (2) **Salaries** are the amounts of money paid to an employee for his services rendered during a certain period of time.
 - (3) **Wages** are the amounts of money paid to an employee for his services rendered during a certain period of time.
 - (4) **Salaries** are the amounts of money paid to an employee for his services rendered during a certain period of time.

- 101. The following are the main components of the business system:
 - (a) The business system is a complex of interrelated elements.
 - (b) The business system is a dynamic system.
 - (c) The business system is a system of interrelated elements.
 - (d) The business system is a system of interrelated elements.
 - 102. The business system is a complex of interrelated elements. The business system is a dynamic system. The business system is a system of interrelated elements. The business system is a system of interrelated elements.
 - 103. The business system is a complex of interrelated elements. The business system is a dynamic system. The business system is a system of interrelated elements. The business system is a system of interrelated elements.
- 104. Answer:**
- 104. The business system is a complex of interrelated elements. The business system is a dynamic system. The business system is a system of interrelated elements. The business system is a system of interrelated elements.
 - 105. The business system is a complex of interrelated elements. The business system is a dynamic system. The business system is a system of interrelated elements. The business system is a system of interrelated elements.

DESCRIPTION OF THE PROPERTY

NAME OF THE APPLICANT

NAME _____ ADDRESS _____

IN THE PRESENCE OF

NAME _____ ADDRESS _____

NAME _____

NAME _____

NOTICE: THE APPLICANT HEREBY CERTIFIES THAT THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF. THE APPLICANT UNDERSTANDS THAT ANY FALSIFICATION OF INFORMATION MAY BE CAUSAL OF THE REJECTION OF HIS APPLICATION FOR THE PROPERTY DESCRIBED ABOVE AND MAY BE CAUSAL OF THE REJECTION OF HIS APPLICATION.

NAME OF THE PROPERTY

NAME _____ ADDRESS _____

IN THE PRESENCE OF

NAME _____ ADDRESS _____

NAME _____

NAME _____
