

ASSURED SHORTHOLD TENANCY AGREEMENT

(Within the meaning of the Housing Act 1988, as amended)

1. Parties

LANDLORD	TENANT
Name: Frank Edwards Address: 1 Milton Drive, Liversedge, WF15 7AX	Name: Martin James Taylor Date of Birth: 03 December 1986 Address: 11 Lowther Court, Lowther Street, York YO31 7EG Email: martinmcfly86@outlook.com Tel: 07886 444532

2. Property

The Landlord agrees to let and the Tenant agrees to take possession of the dwelling known as:

11 Lowther Court, Lowther Street, York YO31 7EG

being a **2 bedroom** self-contained dwelling (the "Property").

3. Tenancy Term

Tenancy start date: 12 June 2026	Term: 6 months
End date: 11 December 2026	Holding period: Assured Shorthold

This is a fixed term Assured Shorthold Tenancy within the meaning of Section 19A of the Housing Act 1988 (as inserted by Section 96 of the Housing Act 1996).

4. Rent

Rent payable: £760.00 per calendar month	Due on the 12th day of each month
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The first payment will be due on **12 June 2026**. Rent is payable by bank transfer to the Landlord's nominated bank account. Failure to pay rent on time may entitle the Landlord to seek possession of the Property under Section 8 of the Housing Act 1988.

5. Deposit

Deposit amount: £750.00	Deposit protection: Government-approved scheme (TDS / DPS / mydeposits)
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The deposit is held as security against any breach of the Tenant's obligations and must be returned (less any lawful deductions) within 10 days of the end of the tenancy, subject to any disputed deductions being resolved. The Landlord must protect the deposit in a government-approved tenancy deposit scheme within 30 days of receipt and provide the prescribed information to the Tenant.

6. Obligations of the Tenant

- To pay the rent as set out in Clause 4 on the due date.
- To keep the interior of the Property in good and clean condition (fair wear and tear excepted) and to keep it reasonably tidy.
- To report any damage or disrepair to the Landlord promptly.
- Not to use the Property for any illegal or immoral purpose, or any purpose other than as a private residence.
- Not to sublet, part with possession, or assign the tenancy or any part of it without the prior written consent of the Landlord.
- To permit the Landlord (or their agent) access to the Property to inspect its condition, or to carry out repairs, at reasonable times and with at least 24 hours' notice, except in an emergency.
- To keep the Property adequately heated and ventilated to prevent damp and condensation.
- Not to cause nuisance, annoyance, or disturbance to neighbours or the neighbourhood.
- To return the Property in the same condition as at the start of the tenancy (fair wear and tear excepted).

7. Obligations of the Landlord

- To keep in repair the structure and exterior of the Property and the installations for the supply of water, gas, electricity, sanitation, space heating and hot water.
- To ensure the Property is fit for human habitation and safe for the Tenant.
- To ensure all gas appliances are checked annually by a Gas Safe registered engineer and to provide a copy of the Gas Safety Certificate to the Tenant.
- To ensure that the Property meets the Electrical Safety Standards (EICR) and to provide the Tenant with a copy of the report.
- To protect the Tenant's deposit in a government-approved tenancy deposit scheme and provide prescribed information.
- To install and maintain smoke alarms on every floor and carbon monoxide alarms where required.
- To respect the Tenant's right to quiet enjoyment of the Property.

8. Termination of Tenancy

1. If the tenancy is for a fixed term, it will continue as a statutory periodic tenancy at the end of the fixed term unless terminated by either party in accordance with the law.
2. The Landlord may regain possession of the Property only by following the correct legal procedures, including serving the relevant notices and, where necessary, obtaining a Possession Order from the court.
3. The Tenant must give the Landlord possession of the Property at the end of the tenancy.

9. Inventory and Condition

An inventory and schedule of condition will be prepared and agreed between the parties prior to the start of the tenancy. The Tenant should check the inventory on arrival and notify any discrepancies to the Landlord within 7 days. The inventory will be used to determine any deductions from the deposit at the end of the tenancy.

10. Utilities and Council Tax

1. The Tenant is responsible for the payment of all utility charges (gas, electricity, water) and council tax in respect of the Property during the term of the tenancy.
2. The Tenant must not have the supply of utilities or council tax disconnected during the tenancy.
3. The Tenant must provide the Landlord with details of the utility and council tax accounts upon request.

11. Pets and Smoking

1. No pets may be kept at the Property without the prior written consent of the Landlord.
2. The Property is a **no-smoking** property. Smoking is not permitted inside the Property. The Tenant agrees not to smoke inside the Property and to ensure visitors do not smoke inside the Property.

12. Notices

Any notice required to be served under this Agreement shall be in writing and may be served personally or sent by post to the last known address of the party to be served.

13. General Provisions

1. This Agreement constitutes the entire agreement between the parties.
2. No variation of this Agreement shall be valid unless in writing and signed by both parties.
3. If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
4. This Agreement is governed by the laws of England and Wales, and the parties submit to the exclusive jurisdiction of the courts of England and Wales.

14. Signatures

Signed by the parties on **12 August 2026**.

Signed by the LANDLORD	Signed by the TENANT
Frank Edwards	Martin James Taylor
Date: _____	Date: _____

This agreement is provided as a template and is not a substitute for professional legal advice. Both parties should ensure all statutory requirements (including deposit protection, gas safety, EICR, and the How to Rent guidance) are fully complied with. The AST is an Assured Shorthold Tenancy pursuant to the Housing Act 1988.