

# TENANCY AGREEMENT

For Letting furnished dwelling house on an assured Shorthold Tenancy under  
Part 1 of the Housing Act 1988 as Amended in 1996

**DATE:** «STARTDATE»

**PARTIES:** 1. The Landlord  
«LFULLNAME»

2. The Tenant/s  
«FULLNAME»

3. Landlord's Agent  
  
Wentworth Estates

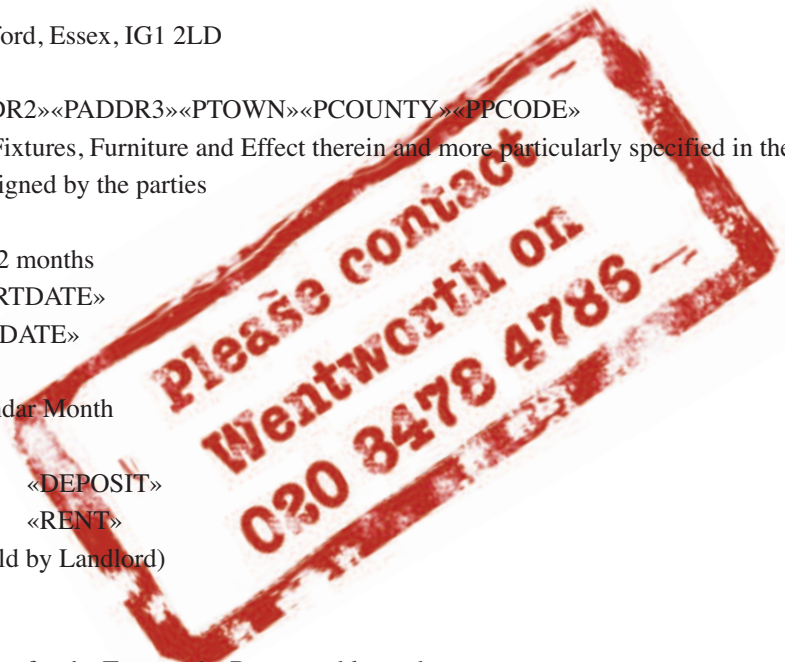
106 Ilford Lane, Ilford, Essex, IG1 2LD

**PROPERTY:** «PADDR1»«PADDR2»«PADDR3»«PTOWN»«PCOUNTY»«PPCODE»  
Together with the Fixtures, Furniture and Effect therein and more particularly specified in the  
Inventory thereof signed by the parties

**TERM:** A term certain of 12 months  
From: «STARTDATE»  
To: «ENDDATE»

**RENT:** «RENT» Per Calendar Month

**PAYABLE:** Security Deposit: «DEPOSIT»  
Rent In Arrears: «RENT»  
(Deposit will be held by Landlord)



FIRST PAYMENT to be made on «STARTDATE»

1. The landlord lets and the Tenant takes the Property for the Term at the Rent payable as above

2. This Agreement is intended to create an assured Shorthold Tenancy as defined in section 20 of the Housing Act 1988 and the provisions for the recovery of possession by the landlord in section 21 thereof apply accordingly

3. Where the context admits-

(a) "The landlord" includes the persons for the time being entitled in reversion expectant on the tenancy

(b) "The Tenant" includes the persons deriving title under the Tenant

© References to the Property include references to any part or parts of the Property and to the Fixtures Furniture and Effects or any of them

4. The Tenant will-

(a) Pay the Rent at the times and in the manner specified

(b) Not damage or injure the Property or make any alteration in or addition to it, except otherwise agreed between the parties.

(c) Preserve the Fixtures Furniture and Effects from being destroyed or damaged and not to remove them from the Property

(d) Yield up the Property at the end of the tenancy in the same clean state and condition as it was in the beginning of the tenancy and make good, pay for the repair of or replace all such items of the Fixtures Furniture and Effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear, tear and damage by fire excepted).....