



Student Lettings & Property Management Specialists

# Assured shorthold tenancy agreement

(under part 1 of the Housing Act 1988 as amended under part 3 of the Housing Act 1996)

**The Agreement**

This agreement is between the Landlord:

c/o

**Rooms4u  
28 Cottingham Rd  
Hull  
HU6 7RA**

and you (individually and together).

**Full details of all parties to this Agreement are shown in Appendix A (Tenants Details)**

**Rent**

The rent payable by each Tenant is detailed in Appendix A (Tenants Details).

**Payment Schedule**

The rental payment schedule for each Tenant is detailed in Appendix A (Tenants Details).

All rental payments must be made in Advance

**Included in Charges**

GAS	Yes	No
Electricity	Yes	No
Water	Yes	No
Internet	Yes	No

Other items

**Appendix Attached**

Appendix A (Tenants Details)

**Managing Agent**

rooms4u are appointed by the Landlord to act on their behalf on all aspects of this Tenancy Agreement..

**A. We let out the property at:**



1. To you (individually and together if there is more than one of you) as well as the furniture, fixtures and household belongings that may be detailed on an Inventory and appended to this Agreement that you and we will both sign. The amount of rent is shown in Appendix A and both you and we must keep to the terms below.
2. You will have the property and the furniture for the period detailed in Appendix A (Tenants Details)
3. This agreement is an Assured Shorthold Tenancy (as defined in section 19A of the Housing Act 1988). The arrangements in section 21 of the Housing Act 1988 for the landlord to repossess the property apply to this agreement. This means that you cannot claim any legal rights to stay on once the tenancy has ended and a court order says you must leave. The landlord giving a Section 21 Notice must give at least two months' notice, in writing. For more information, you should consult a Housing Advice Centre, solicitor or Citizens' Advice Bureau who will tell you what this means.
4. We will let the property to you (individually and together) and only those as detailed on Appendix A (Tenants Details) will be allowed to live there.
5. No children are allowed to live in the property without our written permission.
6. No animals are allowed in the property without our written permission.
7. You have to pay a deposit of **£150 per tenant** (you will not receive interest on it).

You will get it back when this Agreement ends and you leave the property, as long as you have kept to all the agreements and conditions and you have paid all the rent and applicable bills for the property. If you do not do so, we may take from your deposit any rent legally owed to us, or other money legally owed to us, reasonable compensation if you have broken any of your agreements, or the reasonable cost of making good any damage which is not caused by fair wear and tear. We are entitled to keep the deposit until you have produced satisfactory proof that you have paid for any utility bills not included as part of this Agreement (see Page 1). If you fail to do so, we may pay any charges you owe from your deposit. If we cannot agree amounts for any breach, the matter will be decided by the County Court.

8. You cannot use the deposit to pay rent under this agreement.
9. If you owe rent or any other money legally payable to us under the Agreement, you will have to pay interest on this amount from the date that it should have been paid. The interest rate is **4%** above the base rate used by the HSBC bank. This rate may apply before, as well as after, a court judgment has been made against you, depending on the terms of the court judgment.
10. We will keep keys to the property and to all rooms within the property.
11. We may remove, store, sell or otherwise dispose of any furniture or goods, which you refuse or fail to remove from the property at the end of the tenancy. You will be responsible for all reasonable costs, which we may incur. We will be entitled to deduct such costs and any monies lawfully due to us from any money realised from the disposal of such furniture or goods.
12. If any Tenant detailed in Appendix A of this Agreement has been advised that a Guarantor is required then this Agreement will only become valid for that Tenant once a Guarantor has been provided and that Guarantors suitability has been agreed and confirmed by rooms4u.

**B. You must do the following.**

1. Pay rent on the days and in the way we have agreed.
2. Pay our reasonable costs for recovering unpaid rent. These will be **£5** for each telephone reminder, **£15** for each letter reminder and **£25** for personal visits.
3. Pay our reasonable costs for any cheque that does not clear. These will be **£25** each time a cheque does not clear.

4. Pay our reasonable costs for the failure to make any Standing Order payment on the date agreed and for the amount agreed. These will be **£25** each time a payment is not made. This same clause will apply in the case of cancelled or unpaid Direct Debit payments.
5. Keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). Also, at the end of the tenancy you must leave all furniture and fixtures in the rooms or places they were in at the beginning of the tenancy.
6. Repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations. If you do not repair the damage you are responsible for, we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then enter the property (after giving you reasonable notice, in writing) and carry out the work - you will have to pay us for the reasonable cost of this work.
7. Pay for all electricity, gas and phone bills and water charges relating to the property that apply during the period of the tenancy except where this agreement is all inclusive (detailed on page 1) in which case we will be responsible for those Utilities and services detailed as included (see Page 1).
8. Pay for any Council Tax charge due that relates to your tenancy in this property, except where Council tax has been included as part of this Agreement (see Page 1). Should as a result of Legislation Council tax be charged to the Landlord of this property as a result of your tenancy of this property you agree to repay such charges to the Landlord immediately upon request.
9. Take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property to drain the tanks of hot and cold water.
10. Whenever you leave the property unattended, you must lock all the doors and windows and put the burglar alarm on (if any). You should tell us if the property is going to be empty for more than seven days in a row.
11. If you give us notice that you are going to leave the property before this agreement has ended, you must pay our reasonable costs for re-letting the property as well as paying the rent until a new tenant moves in.
12. Allow us or our agents to come into the property at all reasonable hours of the day to inspect the condition of the property, to carry out repairs or to do other work which we must carry out by law. We will give you at least 24 hours' notice, which will be in writing if possible if we are going to enter the property. You must let us enter the property immediately if there is an emergency or if any of the tenants have requested that we visit the property.
13. Tell us about any repairs or faults that we are responsible for in the structure or outside of the property, in any installation or in the shared areas.
14. Only park vehicles on your parking space (if applicable) and without causing an obstruction.
15. Pay the reasonable costs for replacing locks if you fail to return any key.
16. Pay any reasonable cost for getting replacement keys.
17. Allow possible new tenants and prospective purchasers to look at the property on at least 24 hours' notice which will be in writing where possible.
18. Be jointly and individually responsible for paying all the rent you have to pay under this agreement and keep to all the terms of this agreement.
19. Defrost the fridge when necessary. You will be responsible for the reasonable cost of making good any damage that is caused because you have not done this.
20. At the end of the tenancy, leave the property and our fixtures and fittings in as good a condition as at the start of the tenancy (fair wear and tear excepted) and free from rubbish.

**C. You must not do the following.**

1. Alter or add anything to the outside or structure of the property, or the furniture, fixtures and household belongings that were in the property when you moved in. You must not bring into the property any furniture fixtures or household belongings without our permission (which we will not unreasonably withhold) All items

must meet the Furniture and Furnishings (Fire) (Safety) Regulations. You can get information about these regulations from your local Trading Standards Office.

2. Anything, which may be a nuisance or annoy neighbours. You must not play any radio, CD, record player, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11 pm and 7.30 am.
3. Bring bicycles, motorcycles, and prams into the property without our permission (which we will not unreasonably withhold).
4. Allow anyone not named in this agreement to stay in the property for more than 1 week without our permission.
5. Tamper with any fire precautions.
6. Use Blue-tack or any similar type of adhesive on the walls.
7. Sublet the property or any part of it, or give up the property or any part of it to someone else.
8. Transfer the tenancy to someone else without our permission, in writing (which we will not unreasonably withhold).
9. Carry on any profession, trade or business in the property.
10. Display any permanent notice on the property.
11. Use the property as anything other than a home.
12. Block, or allow guests to obstruct, any of the shared areas.
13. Use any paraffin or portable gas heater.

**D. We agree to do the following.**

1. Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available.
2. Let you have free access to the steps, entrance hall, stairs and all shared areas and keep those areas light and in good condition.
3. Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994.
4. Be responsible for making sure that any furniture we provide keeps to the Furniture and Furnishings (Fire) (Safety) Regulations.
5. Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.
6. Keep the structure and outside of the property in good repair.
7. Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.

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If we need to serve any notice on you, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox, even if you do not receive them because you have moved. **If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address.**

If you need to serve any notice on us, they must be delivered by hand or sent by post to the following address.

**Rooms4u** of **28 Cottingham Rd**  
**Hull**  
**HU6 7RA**

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**We may repossess the property if:**

- you fail to pay us rent 14 days after it is due, whether you have been asked for it or not;
- you (or any of you) become bankrupt;
- any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance); or
- the arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

We need a court order to repossess the property. You should contact a solicitor, Citizens' Advice Bureau or Legal Advice Centre who will tell you what this means.

**Our signature:**

**Date**

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\_\_\_\_\_

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**Appendix A**  
**Tenants Details**

**Tenant 1**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**

**Tenant 2**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**

**Tenant 3**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**

**Tenant 4**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**

**Tenant 5**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**

**Tenant 6**

**Full Name**

**Tenancy Start date**

**Tenancy End date**

**Rent per period**

**Payment Schedule**

**Tenant Signature**

**Date**