

# Assured Shorthold Tenancy Agreement

Assured Shorthold Tenancy

Within the meaning of the

Housing Act 1988 as amended by the Housing Act 1996

This tenancy agreement (the "Agreement") is made on \_\_\_\_\_ between Aviram Shahar (the "Landlord") and Paul Angerband (the "Tenant").

## 1. Premises

The Landlord agrees to let to the Tenant and the Tenant agrees to take from the Landlord the following premises (the "Premises"):

5 York Street, Liverpool

## 2. Rent

The Tenant shall pay to the Landlord a monthly rent of £500 (the "Rent"). The Rent shall be payable in advance on the 2<sup>nd</sup> day of every month.

## 3. Deposit

The Tenant shall pay to the Landlord a security deposit of £1,200 (the "Deposit"). The Landlord shall hold the Deposit until the end of the tenancy and shall be returned to the Tenant less any amounts due to the Landlord for rent arrears, damage to the Premises, or other charges as set out in this Agreement.

## 4. Term

The tenancy shall commence on 02/06/2022 and shall continue for a period of 24 months (the "Term") until 23/05/2024.

## 5. Rent Review

The Rent review shall be reviewed: 02/06/2024 and on each year thereafter. The Rent shall be reviewed in accordance with the following formula:

New Rent = Old Rent X 1.05

Where 5 is the percentage increase in the Retail Price Index (RPI) between the date of the previous rent review and the date of the current rent review.

## 6. Utilities

The Tenant shall be responsible for the payment of all utilities and services in respect of the Premises, including but not limited to gas, electricity, water, and council tax.

## 7. Condition of Premises

The Tenant shall take the Premises in good and clean condition and shall keep the Premises in good and clean condition throughout the tenancy.

## 8. Repairs

The Landlord shall be responsible for all repairs to the structure and exterior of the Premises. The Tenant shall be responsible for all repairs to the interior of the Premises, including but not limited to repairs to the walls, floors, ceilings, and fixtures.

## 9. Use of Premises

The Premises shall be used for residential purposes only. The Tenant shall not use the Premises for any commercial or business purposes.

## **10. Assignment and Subletting**

The Tenant shall not assign this Agreement or sublet the Premises without the prior written consent of the Landlord.

## **11. Notices**

All notices required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person, sent by pre-paid first-class post, or sent by facsimile to the parties at the addresses set out above or to such other address as either party may from time to time designate in writing.

## **12. Governing Law**

This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

## **13. Entire Agreement**

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, representations, and understandings between the parties, whether written or oral.

## **14. Severability**

If any provision of this Agreement is held to be invalid or unenforceable, such provision shall be struck from this Agreement and the remaining provisions shall remain in full force and effect.

## **15. Waiver**

No waiver of any provision of this Agreement shall be effective unless in writing and signed by both parties.

## **16. Counterparts**

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Name: Aviram Shahar

Name: Paul Angerband

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_