

ASSURED SHORTHOLD TENANCY AGREEMENT

IMPORTANT INFORMATION

- This agreement should not be used for a fixed term of more than three years; such an agreement would need to be made by deed. Please consult with a solicitor if this is the case.
- This agreement contains the terms and conditions of the Tenancy. It is an important document. Once signed by all parties and dated it will be legally binding. If you do not understand this agreement, or anything in it, we strongly recommend that you seek independent legal advice from a Solicitor, Citizens Advice Bureau or Housing Advice Centre.
- **PLEASE NOTE THAT THIS TENANCY AGREEMENT DOES NOT INCLUDE PRESCRIBED INFORMATION. IF A DEPOSIT IS TAKEN, THE LANDLORD/AGENT MUST COMPLY WITH TENANCY DEPOSIT PROTECTION UNDER THE HOUSING ACT 2004 & SECTION 184 of the LOCALISM ACT 2011.**

This Agreement creates an Assured Shorthold Tenancy as defined by **Section 19A of the Housing Act 1988** as amended by the **Housing Act 1996**. Subject to the Landlord's compliance with the HA 2004 the Landlord will therefore be entitled to recovery of possession of the premises in accordance with the provisions of **Section 21 of the Housing Act 1988** (as amended 1996) by serving upon the tenant at least two months' notice in writing. **Please note that notice cannot be served in the first four months of an assured shorthold tenancy that began on or after 1st October 2015.**

Right to Rent – Immigration Act 2014

As from 1st February 2016 all tenants must prove that they have a right to rent property in England if:

- You are starting a tenancy on or after 1 February 2016
- There is a break in your tenancy and it started on or after 1 February 2016

In order to be granted a tenancy, right to rent checks will be carried out.

We will do the following:-

- check your original documents to make sure you have the right to rent a property in England
- check the documents of any other adults living in the property
- make copies of your documents and keep them until you leave the property
- return your original documents to you once they've finished the check

You will not be able to rent the property if you cannot provide evidence of your right to rent a property in England.

Checking your right to rent with the Home Office

If you cannot show the right documents, we can ask the Home Office to confirm that you have the right to rent a property in England. This is usually because you have an outstanding application or appeal with the Home Office.

You will have to provide us with your Home Office reference number so that the check can be carried out.

Repeat checks

Additional checks will not be carried out if you stay in the same property and if:

- you are British or from an EEA country
- you have no time limit on your right to stay in the UK

We will have to carry out repeat check if there is a time limit on your right to stay in the UK, e.g. you are on a visa.

We will ask to see your documents again just before your permission to stay runs out, or after 12 months, whichever is longer.

Initials of Landlord(s): _____ Initials of Tenant(s): _____