

ACCOMMODATION LET AS AN ASSURED SHORTHOLD TENANCY

RE: <Property Address>

This Agreement made this day being day of..... 2004
between, on the one hand Mr Rod Bishop (hereinafter known as the owner) and on the other hand
..... (hereinafter known as the Occupant), grants to the Occupant the right to use
one bedroom along with other shared facilities in common with other Occupants, at this property until
..... or notice to terminate this Agreement is given by Mr Bishop. Mr Bishop will also
from time to time make use of the shared living accommodation.

Should the Occupant be asked to leave <Property Address> then he/she must do so within 2 months of
notice to leave being given, unless the reason for the request be due to some form of behaviour deemed to
be unreasonable and unacceptable to Mr Bishop, in which case the Occupant will be required to leave
within such period of notice as may be determined by Mr Bishop at his discretion.

The Rent payable for use of the one room plus shared facilities, payable in advance, shall commence at
£..... per month exclusive of charges for gas and electricity. Mr Bishop reserves the right to increase the
Rent as he sees fit. However, should the Occupant, upon being given notice of an impending increase in
the Rent, decide that he/she does not wish to remain at <Property Address>, he/she will be allowed a
period of one calendar month to vacate the premises from the date of the commencement of the increased
Rent.

(OWNER)

(OCCUPANT)

Should the Occupant leave <Property Address> at their own volition then 28 days notice in writing must be given to Mr Bishop. If through this notice not being served, the said 28 days in advance of vacating the premises, a period of vacant possession arises, then Mr Bishop reserves the right to retain such monies already paid over either as Rents or deposit monies, in lieu of the Rent foregone due to vacant possession.

Should the Occupant leave the premises, within six months of taking possession of a room, then they may be asked to contribute towards the replacement Occupant advertisement costs.

The Occupant also clearly understand that no insurance cover is provided by the owners either for the Occupant or his/her possessions and should insurance of any form be required then separate arrangements should be made by the Occupant.

The Occupant also confirms that the size of the room allocated to them is perfectly acceptable.

The Occupant also agrees:

- (i) Not to keep children or pets at <Property Address> or invite third parties, to this agreement to reside at <Property Address> without the written consent of Mr Bishop.
- (ii) Not to impede or obstruct the Owner or the duly authorised servants or workmen of the Owner from entering upon the house or any part thereof at any time or times for the purpose of viewing the state and condition thereof and of carrying out any repairs which the Owner may wish to execute either to the dwelling or to any neighbouring premises.
- (iii) Not to do or suffer to be done anything which may render any increase or extra premium payable for any insurance of the house and building or which may make void or voidable any policy for such insurance.

(OWNER)

(OCCUPANT)

- (iv) Not to cause any nuisance or annoyance to the Owner or any resident in any neighbouring or adjacent property and in particular not to permit any singing nor music nor the use of any television or radio or record player except for reasonable periods between the hours of 0730 and 2230.
- (v) To observe and conform to all reasonable rules and regulations which may from time to time be issued by the Owner or the Owners Managing agent.
- (vi) To pay to the Owner all costs charges and expenses (including legal costs and surveyors fees) incurred by the Owner by reason of any breach by the Occupant of any of the terms of this Agreement.
- (vii) To participate with the other Occupants as required to maintain the gardens and common areas of the property in a clean and tidy state at all times.

If upon the termination of this Agreement the Occupant shall leave any of his belongings in the house, the Owner shall be entitled to remove the same to such place as the Owner shall see fit and shall be under no liability to the Occupant for any loss thereof or damage thereto howsoever arising.

Notwithstanding the provisions of the Occupiers Liability Act 1957, the Owner shall be under no duty to any stranger to this Agreement to perform any of the Owners obligations hereunder (whether expressed or implied and whether undertaken for the protection of such stranger or not) insofar as these obligations go beyond the obligations involved in the duty of care which the Owner may owe to such stranger as a visitor of the said building.

(OWNER)

(OCCUPANT)

The Occupant clearly understands and is aware that on full possession of the entire property will be required by Mr Bishop for his own personal use and this Agreement is granted in the full knowledge that it is therefore a temporary Assured Shorthold Tenancy, within the meaning of Section 20 of the Housing Act 1988 and this agreement is made subject to Part 1 of that Act.

I hereby confirm that it has been explained to Me that the intention of this document which I have signed is to create an assured shorthold tenancy under the terms I will, unless I commit any breach of the aforementioned rules or regulations, be able to stay in possession of accommodation as allocated by the Owner until during which time I will in return pay a market rent and I have accepted the transaction on this basis.

SIGNED.....

DATE.....

.....
R. I. BISHOP

.....
ASSURED SHORTHOLD TENANT