



Table of Contents

Assured Period Tenancy	2
1 - Assured Periodic Tenancy (APT). – Unfurnished	2
Application Stage	4
2- Holding Deposit	4
3 - Key Release.	6
4 - Written Statement of Terms for Assured Periodic Tenancy (APT).	7
5 - Tenancy Agreement (Assured Periodic Tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025)	14
1 The Parties and the Premises.	14
2 Payments.	15
3 Tenancy Terms.	16
4 Obligations of the Tenant.	17
5 Furniture (If Applicable)	17
6 Obligations of the Landlord	18
7 Ending the Tenancy	18
8 Notices and Miscellaneous	18
6 - Prescribed Information for Assured Shorthold Tenancies	19
7 - The Renters' Rights Act Information Sheet 2026	22
	25





Assured Period Tenancy

1 - Assured Periodic Tenancy (APT). – Unfurnished

Tenant Name: **MR EXAMPLE**
 Email: **EXAMPLE@.CO.UK**
 Telephone: **12345 678 910**

Guarantor: **Guarantor Rent**
 Email: **info@rentguarantor.com**
 Telephone: **020 7193 4418**

Property Address: **Flat 3, 33 Berrylands Road Surbiton KT5 8PA.**
 Type: **Studio**
 Landlord: **Ananda Paul Ltd t/a Ananda Paul**
 Landlord Address: **Woodlands, Bartley Road, Southampton SO40 7GN**
 Telephone: **07 888 666 892**
 Email: **ananda@aprental.co.uk**
 Website: **www.anandapaul.co.uk**

TENANCY		Credit Application	
Tenancy - Start Date	Wednesday, 1 July 2026	Tenant Salary Required x 30 the Rent Per Month	£35,850.00
Holding Fee	£50.00	Monthly Gross Salary	£2,987.50
Rent Per Month	£1,195.00	Net disposable funds per month at double the rent	£2,390.00
Deposit	£1,378.85	2 Tenants	
Total	£2,573.85	Tenant Salary Required x 30 the Rent Per Month	£17,925.00
Total less holding Fee Balance	£2,523.85	Monthly Gross Salary	£1,493.75
Original Deposit Date	01/07/26	Net disposable funds per month at double the rent	£1,195.00
1 week rent (Max hold Deposit)	£276	Holding Deposit Paid Date	18/06/26
Payee ANANDA PAUL LTD t/a Ananda Paul Sort 40-26-12, Acc 4230 1539 Business Account		15 Days Expiry Date	03/07/26





Signatures: The parties agree to the terms above. The Tenant confirms receipt of: How to Rent guide, EPC, Gas/Electrical certificates, Prescribed Information, Inventory. Right to Rent checks completed.

Signed by the Landlord: **Date:**

Signed by the Tenant: **Date:**

Witness: **Date:**

Witness: Jacob Wilgeroth, Address: Park Court, Park Road, Winchester SO23 7BE

Monday, 29 June 2026			
TENANCY START	Wednesday, 1 July 2026	1	YES
GAS SAFETY	04/11/2026	127	YES
EICR	12/12/2026	165	YES
EPC	23/11/2026	146	D
RIGHT TO RENT	01/07/2026	1	YES
DEPOSIT PROTECTION	01/07/2026	1	YES
DOCUMENTS			





Application Stage

2- Holding Deposit

Tenant Application & Verification Process

1. Initial Contact & Personal Details

For efficiency, please WhatsApp we require you to send the following information:

- **Tenant 1,2, Guarantor**
- **Full name**
- **Email address**
- **Mobile number**

 **WhatsApp / Mobile: 07888 666892**

Once received, we will immediately send you the **Tenant Screening Application Form** and next steps.

2. Identity & Right to Rent Verification

We will arrange a brief **video call** or **in-person meeting** to verify your original physical passport (as required by UK legislation).

3. Supporting Documents

You will receive a secure link from our tenant screening provider to upload:

- Clear scan/photo of your passport (photo page)
- Last 3 months' bank statements

4. Holding Deposit

To secure the property and pause further viewings, a **Holding Deposit** is required.

We typically charge £50 per tenant / guarantor, but this **will not exceed one week's rent** (in line with the legal limit under the Tenant Fees Act 2019). **Note:** If your application is successful, the holding deposit will be deducted from your first month's rent.

Holding Deposit Payment Details

Payee: Ananda Paul / AP Hotels Group Ltd: **Sort Code:** 40-26-12 **Account Number:** 3215 2991

Rent & Security Deposit Payments

First month's rent and **Security Deposit** (protected in a government-approved scheme) to:

Payee: Ananda Paul / Ananda Paul Ltd: **Sort Code:** 40-26-12 **Account Number:** 4230 1539





Why two accounts?

One account handle holding deposits, the other manages rent and tenancy deposits for operational efficiency. Both are under the direct control of Ananda Paul.

5. Property Information & Additional Requirements

- **Maintenance Works:** None.
- **Other Requirements:** None.

Security Advice

- a) Send a **£1 test payment** first and wait for confirmation.
- b) Then make final payment after confirmation from Landlord.
- c) Check the property on the **UK Land Registry** (£3).
- d) Visit **anandapaul.co.uk** for more information.

6. Holding Deposit Amount and Purpose

The Applicant agrees to pay a Holding Deposit of [insert amount, max 1 week's rent] to reserve the Property while reference and affordability checks are carried out. This deposit demonstrates the Applicant's commitment to proceed with the tenancy on the agreed terms.

7. General Refund Rules

The Landlord/Agent will refund the Holding Deposit in full (or apply it to the first month's rent or tenancy deposit) unless one or more of the circumstances in clauses 3–5 below apply. Any decision to retain or deduct from the Holding Deposit will be notified to the Applicant in writing within 7 days, with reasons and supporting evidence.

8. Deduction for False or Misleading Information

A deduction of £50 (or the full Holding Deposit if greater) shall be retained by the Landlord/Agent if the Applicant provides false or misleading information in the application form, references, or supporting documents that the Landlord/Agent reasonably relies upon when assessing suitability.

This includes, but is not limited to:

- a) Misrepresentation of income, employment, or financial circumstances (e.g., stating a higher income on the application than verified by references or bank statements).**
- b) Failure to disclose relevant information that affects affordability or suitability.**





c) Any other material inaccuracy that would have reasonably influenced the Landlord's decision to proceed with the tenancy.

9. Deduction for Withdrawal by the Applicant

A deduction of £50 (or the full Holding Deposit if greater) shall be retained if the Applicant withdraws from the proposed tenancy at any time after paying the Holding Deposit and before the tenancy agreement is signed, for any reason other than a breach by the Landlord/Agent.

This covers any cancellation, failure to proceed, or non-response by the deadline for agreement.

10. Deduction Related to Guarantor Failure

A deduction of £50 (or the full Holding Deposit if greater) shall be retained if:

- A required Guarantor is nominated but fails to meet the Landlord/Agent's credit or referencing criteria; and
- The Applicant is unable to provide a suitable alternative Guarantor who meets the required criteria within the agreed timeframe (or by the deadline for agreement).

This applies where the need for a guarantor was clearly communicated in advance as a condition of the tenancy, and the failure results from the Applicant's circumstances or inability to secure compliant guarantees.

11. Deadline for Agreement

The "Deadline for Agreement" is 15 days from receipt of the Holding Deposit as cleared funds to the Landlord, unless otherwise agreed in writing. If no tenancy agreement is entered into by this deadline (and no exception in clauses 3–5 applies), the full Holding Deposit will be refunded within 7 days. The exact deadlines can be found on page 2 in blue expiry date of holding deposit.

12. Applicant Acknowledgement

The Applicant acknowledges that they have received clear information about the Landlord's referencing and affordability requirements (including income thresholds and guarantor criteria) prior to paying the Holding Deposit. The Applicant confirms they have provided accurate information and agree to the terms above.

3 - Key Release.

Clause 1. Condition Precedent to Commencement of Tenancy: This Agreement constitutes a binding contract to grant a tenancy on the terms set out herein. However, the Tenant acknowledges and agrees that the tenancy shall not commence, no rent shall accrue, and the





Tenant shall not be entitled to receive keys, take possession, or occupy the Property unless and until the Landlord (or the Landlord's nominated agent) has received, in fully **cleared funds**:

- (a) **the Security Deposit**; and
- (b) **the first month's Rent** and any other initial payments required under this Agreement.

Clause 2. Payment Deadline: Once all checks have been completed and both the Tenant and the Landlord have agreed to a preset signature date in advance of the commencement of the tenancy, all parties shall sign this Agreement prior to fund being transferred to complete the agreement.

The Tenant must ensure that all sums referred to in Clause 1 are received by the Landlord (or the Landlord's nominated agent) in cleared funds **before the release of the keys**.

Clause 3. Landlord's Reciprocal Obligation to Provide Access: Upon receipt of the cleared funds specified in Clause 1, the Landlord (or the Landlord's nominated agent) **must ensure that the keys are made available to the Tenant and full access to the Property is granted no later than the official Tenancy Start Date** (or immediately upon clearance of funds, whichever is the earliest).

Clause 4. Right to Rescind for Non-Payment: If the payments required under Clause 1 are not received twenty four hours after the contract start date the contract will be breached and become void. Upon service of such notice: (a) **this Agreement shall become null and void**, and neither party shall have any further obligations to the other; and (b) the Holding Deposit shall be dealt with strictly in accordance with the Tenant Fees Act 2019. **Ensure your funds are transferred and fully cleared prior to the start date to prevent this clause from triggering.**

Clause 5. Definition of Cleared Funds: For the purposes of this Agreement, "cleared funds" means funds that have fully cleared through the banking system (such as via Faster Payments, CHAPS, or a cleared banker's draft) and are available for immediate use by the Landlord.

4 - Written Statement of Terms for Assured Periodic Tenancy (APT).

This Written Statement is provided in accordance with section 16D of the Housing Act 1988 (as inserted by the Renters' Rights Act 2025) and The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026. This document must be given to the Tenant before the tenancy is entered into and forms a core legally binding part of the Tenancy Agreement.

1. PARTIES





Landlord: **Ananda Paul Ltd t/a Ananda Paul**

Address for service of notices (including legal proceedings under section 48 of the Landlord and

Tenant Act 1987): **Woodlands, Bartley Road, Southampton SO40 7GN** (or as updated in writing).
Email: **ananda@aprental.co.uk**
Telephone: **07888 666892**

Tenant: **MR EXAMPLE**
Email: **EXAMPLE@.CO.UK**
Telephone: **12345 678 910**

Guarantor: **Rent Guarantor**
Email: **info@rentguarantor.com**
Telephone: **020 7193 4418**

2. PROPERTY **Flat 3, 33 Berrylands Road Surbiton KT5 8PA. (Studio, unfurnished).**

Communal Areas: The Tenant enjoys access to common parts and communal areas in common with others, subject to the conditions herein. If applicable, the Tenant observes head lease restrictions.

3. TENANCY DETAILS & COMMENCEMENT CONDITIONS

Commencement Date: **01/07/2026**

(The date on which the Tenant is first entitled to possession under the tenancy).

Type of Tenancy: Assured Periodic Tenancy. The tenancy is strictly periodic from the commencement date, with rent periods of one calendar month. It has no fixed term or expiry date and continues indefinitely until terminated in accordance with the law.

Release of Keys & Possession: All parties shall sign this Agreement prior to funds being transferred. Sums must be received in cleared funds before keys are released. If payments are not received, **this contract will be breached and become void.** Upon receipt of cleared funds, the Landlord must ensure keys are available and full access is granted no later than the official Tenancy Start Date.

4. RENT & OTHER PAYMENTS:

Rent Amount: **£1,195** per calendar month.





Payment Terms: Payable in advance on the 1st day of each calendar month in cleared funds.

Bank Details: **HSBC BUSINESS Sort Code: 40-26-12 Account Number: 4230 1539
Payee: ANANDA PAUL LTD T/A ANANDA PAUL.**

- a) **Advance Rent Cap:** No rent may be required in advance beyond one month after the initial payment, in compliance with sections 8 and 9 of the Renters' Rights Act 2025.
- b) **Relevant Bill Payments:** The Tenant is responsible for payment of utilities (gas, electricity, water), council tax, and other services (e.g., broadband if applicable). These are payable in addition to the rent. The Tenant will be notified of amounts and due dates by the relevant suppliers upon transfer of accounts. No such payments are included in the rent.
- c) **Rental Bidding Prohibition:** In compliance with anti-discrimination and fair market laws, the advertised rent is fixed. No rental bidding or up-bidding has occurred or is permitted.
- d) **5. RENT INCREASES:** If the Landlord proposes to increase the rent, the Landlord must serve a notice on the Tenant in accordance with section 13 of the Housing Act 1988 (as amended by section 6 of the Renters' Rights Act 2025).
- e) Rent may only be increased once in any 12-month period, with at least two months' written notice given to the Tenant, and the increase is strictly limited to the open market rate.
- f) The Tenant may challenge the proposed increase at the First-tier Tribunal if they consider it unreasonable. No contractual rent review clauses or automatic escalations have effect.

6. DEPOSIT PROTECTION

Deposit Amount: **£1,378.85**
(This does not exceed five weeks' rent where annual rent is less than £50,000, in compliance with the Tenant Fees Act 2019).

- a) **Protection Scheme:** The deposit will be protected in the Tenancy Deposit Scheme (The Dispute Service Limited - TDS Custodial or Insured) within 30 days of receipt, as required by section 213 of the Housing Act 2004. Prescribed Information will be provided to the Tenant separately.
- b) **Purpose & Retention:** The deposit secures against tenant breaches, including damage beyond fair wear and tear, unpaid rent, outstanding utility bills, cleaning, and missing items.





- c) **Return Timeline:** The deposit will be returned (less any mutually agreed deductions) within 28 days of the tenancy ending and the Tenant vacating, subject to a final checkout inspection. No deductions can be processed without mutual agreement or a TDS/Court award. The deposit may not be used by the Tenant as payment for the final month's rent without the Landlord's express written consent.

7. ENDING THE TENANCY & DEPARTURE:

Tenant's Notice to Quit: In accordance with section 5(1) of the Protection from Eviction Act 1977 (as amended by section 20 of the Renters' Rights Act 2025), the Tenant must give at least two months' written notice to end the tenancy, expiring at the end of a rent period, sent via email to ananda@aprental.co.uk.

Possession Proceedings (Landlord):

- a) In accordance with section 5 of the Housing Act 1988 (as amended), the Landlord can only end the tenancy by obtaining a court order for possession and its execution. If seeking possession, the Landlord (or at least one joint Landlord) must serve a notice of proceedings for possession in the prescribed form, specifying the ground(s) under Schedule 2 to the Housing Act 1988 (as amended by section 3 of the Renters' Rights Act 2025).
- b) The ground determines the minimum notice period (if any). Section 21 notices are fully abolished and cannot be served or relied upon. Many grounds are legally unavailable during the first 12 months of the tenancy (except for serious anti-social behaviour or criminality).

Vacant Possession & Departure Rules: At the end of the tenancy, the Tenant must yield up the Property with vacant possession, ensuring all personal belongings and rubbish are entirely removed. The Property must be left clean and in its original required handover condition (fair wear and tear excepted).

Return of Keys: All keys, fobs, and security devices must be returned to the Landlord on or before the final day of the tenancy. If the Tenant fails to return keys on time, they remain liable for the actual reasonable costs incurred to replace locks/keys and any direct financial losses or damages suffered by the Landlord due to an inability to re-let or gain entry.

Cooperation for Viewings: The Tenant agrees to reasonably cooperate for property viewings with prospective tenants or purchasers if the tenancy is coming to an end.

8. LANDLORD'S OBLIGATIONS & SAFETY COMPLIANCE: The Landlord legally undertakes to comply with all legal repairing and safety obligations, including:





Fitness for Human Habitation: Ensure the premises are fit for human habitation, to the extent required by section 9A of the Landlord and Tenant Act 1985, throughout the duration of the tenancy.

Repairing Obligations:

To the extent required by section 11 of the Landlord and Tenant Act 1985:

- a) Keep in repair the structure and exterior of the premises (including drains, gutters, and external pipes).
- b) Keep in repair and proper working order the installations for the supply of water, gas, electricity, and for sanitation (including basins, sinks, baths, and sanitary conveniences, but not other fixtures, fittings, and appliances belonging to the tenant for making use of the supply).
- c) Keep in repair and proper working order the installations for space heating and heating water. (This does not apply if a county court order under section 12(2) has been made, or if the right to manage has been acquired by an RTM company).

Electrical Safety: In accordance with regulation 3 of the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020, ensure electrical safety standards are met, have relevant installations inspected and tested by a qualified person at least every five years (or earlier if required by the most recent report), and supply a copy of the report to the Tenant.

Gas Safety: In accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998, ensure any relevant gas fitting and flue is maintained in a safe condition, checked annually by a Gas Safe registered engineer, and a copy of the check provided to the Tenant.

Alarms: Install and maintain smoke alarms on every habitable floor and carbon monoxide alarm in any room with a fixed combustion appliance.

Energy Performance: Ensure the property maintains an Energy Performance Certificate (EPC) rating of E or above (unless a valid statutory exemption is registered).

Fire Safety Regulations: Ensure all furniture supplied complies with fire safety regulations (Furniture and Furnishings (Fire) (Safety) Regulations 1988).

Quiet Enjoyment: Grant the Tenant quiet enjoyment of the property without unlawful interruption, subject to the Tenant complying with the terms herein.

Consents & Anti-Discrimination: Obtain all necessary superior landlord or mortgage consents for the tenancy. Comply fully with anti-discrimination laws, ensuring no blanket bans are placed on families with children or recipients of housing benefits. Indemnify the Tenant for any property outgoing that are explicitly not the Tenant's responsibility.





9. TENANT'S ADDITIONAL OBLIGATIONS & PROHIBITIONS

The Tenant agrees to strictly observe the following obligations:

- a) **Rent and Bills:** Pay the rent and bills on time. Prevent utility disconnections.
- b) **Private Dwelling Only:** Use the premises as a private dwelling only; no profession, trade, or business.
- c) **Prohibited Uses:** No improper, immoral, or illegal purposes. Smoking is strictly prohibited inside the property.
- d) **Nuisance:** No annoyance, disturbance, or nuisance to neighbours.
- e) **Insurance Safeguards:** No actions voiding insurance or increasing premiums; Tenant is strongly advised to obtain personal contents insurance.
- f) **Assignment and Subletting:** No assignment, subletting, or paying guests without prior written consent.
- g) **Alterations:** No alterations, signs, or lock changes without prior written consent. No removal of any fixtures.
- h) **Maintenance and Cleaning:** Keep clean, maintain drains/gutters, and keep any allocated garden spaces tidy. Report all maintenance defects promptly via email to the Landlord, who will deploy approved contractors.
- i) **Specific Damage Prohibitions:** Replace broken window glass immediately if caused by the tenant or their visitors. Keep windows clean. Do not pour fats or oils down kitchen sinks, and do not flush wet wipes, sanitary items, or prohibited objects down toilets or drainage lines.
- j) **Bins and Waste Policy:** Strictly adhere to the local authority bins policy, utilizing specified bins for recycling and general waste items only. No fly-tipping is permitted; recycling centres must be used for bulk disposal.
- k) **Fire and Theft Safety:** Keep communal areas completely clear of personal effects, rubbish, or obstructions to maintain emergency fire lines. Secure the premises carefully when left unattended.
- l) **Extended Vacancy:** Notify the Landlord via email if the property will be left completely vacant for a period exceeding 28 consecutive days.
- m) **Occupancy Notifications:** Notify the Landlord immediately of any modifications to household status (e.g., additional occupants residing for more than 30 days).

10. TENANT RIGHTS (PETS & ADAPTATIONS)

Keeping a Pet: In accordance with section 16A of the Housing Act 1988 (as inserted by the Renters' Rights Act 2025), the Tenant has a right to request permission to keep a pet. The Landlord must respond within 28 days and cannot unreasonably refuse. The Landlord may impose reasonable conditions, such as requiring the Tenant to hold or maintain a compliant pet insurance policy to cover potential damage.





Improvements for Disabled Tenants: Under section 190 of the Equality Act 2010, where a disabled person occupies or intends to occupy the premises as their only or main home, and an improvement is likely to facilitate their enjoyment of the premises having regard to their disability, the Landlord may not unreasonably withhold consent to the Tenant's application to make such an improvement. The Tenant is entitled to make improvements with the Landlord's written consent.

11. INTEREST ON ARREARS & LEAFLET OF COMPLIANT FEES

In accordance with the Tenant Fees Act 2019:

Late Rent Interest: Rent arrears outstanding for more than 14 days may incur interest charged at 3% above the Bank of England base rate, calculated from the date on which the rent fell due until paid. No other hidden late fees or setup penalties are applicable.

Lost Keys: The Tenant will be charged the actual documented cost for replacing lost keys or security devices.

Prohibited Fees: No fees may be charged for property viewings, inventory setups, or general administration. Material breaches of terms may trigger standard legal possession proceedings.

12. PRIVACY & DATA PROTECTION (GDPR): All personal data collected during the application stage and tenancy lifecycle complies strictly with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018. Data is processed securely solely for administrative, legal, and deposit protection requirements.

13. CONFIRMATION AND SIGNATURES: The parties acknowledge receipt, checking, and comprehensive understanding of this Written Statement, which incorporates all valid operational covenants. This forms the absolute core of the Tenancy Agreement.

The Tenant also confirms receipt of: The Renters' Rights Act Information Sheet/Ministry guidance, valid EPC, Gas Safety Certificate, EICR, Tenancy Deposit Protection details, and Property Inventory.

Signed by or on behalf of the Landlord / Agent:

Ananda Paul Ltd t/a Ananda Paul

Signed by the Landlord: Ananda Paul

Date:

Signed by the Tenant: MR EXAMPLE

Date:





Tenancy Agreement

5 - Tenancy Agreement (Assured Periodic Tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025)

1 The Parties and the Premises.

This Agreement is made on: **01/07/2026**

Premises: **Flat 3, 33 Berrylands Road Surbiton KT5 8PA.**

Type **Studio**

Landlord: Ananda Paul Ltd t/a Ananda Paul
Landlord Address: Woodlands, Bartley Road, Southampton SO40 7GN
Telephone: 07 888 666 892
Email: ananda@aprental.co.uk
Website www.anandapaul.co.uk
Notices: ananda@aprental.co.uk

Tenant Name: **MR EXAMPLE**
Tenant Email: **EXAMPLE@.CO.UK**
Tenant Telephone: **12345 678 910**

Guarantor (if applicable): **Guarantor Rent**
Guarantor Email: info@rentguarantor.com
Guarantor Telephone: **020 7193 4418**

Occupancy: **2 Adults**
The maximum number of people permitted to occupy the property.

Commencement Date: **01/07/2026**
This is a monthly contractual periodic tenancy continuing until terminated in accordance with statute.





2 Payments.

Initial Payment of Rent: **£1195**

one month's rent, payable upon signing and due no later than the Commencement Date.

Rent: **£1195**

- a) Rent shall be due on the **same numerical day of each calendar month** as the **Commencement Date** of this tenancy (for example, if the tenancy commences on the 15th of a month, rent shall be payable on the 15th day of each subsequent month).
- b) The first rental payment shall be due on the **Commencement Date**, and thereafter on the corresponding date of each succeeding calendar month throughout the term of the tenancy.
- c) If the due date falls on a weekend or public holiday, the rent must still be paid on or before that date unless otherwise agreed in writing.

Deposit: **£1,378.85**

- a) To be protected under the Tenancy Deposit Scheme (TDS) Custodial.
- b) Required Information (Renters' Rights Act 2025).
- c) The Tenant may occupy the Premises from the Commencement Date.

Rent Increases:

Any rent increase must follow section 13 of the Housing Act 1988 (as amended).

Ending the Tenancy:

- a) The Tenant may end the tenancy by giving not less than two months' written notice, ending on a Rent Payment Day or the day before.
- b) The Landlord may only end the tenancy by obtaining a court order for possession on statutory grounds.

Fitness for Human Habitation:

The Landlord must ensure the Premises are fit for human habitation under section 9A of the Landlord and Tenant Act 1985.





Landlord Repair Obligations:

As per section 11 of the Landlord and Tenant Act 1985 (structure, exterior, installations for water, gas, electricity, sanitation, heating).

Bills:

The Tenant is responsible for utilities (electricity, gas, water) and council tax unless otherwise agreed.

Electrical and Gas Safety:

The Landlord must comply with relevant electrical safety standards and Gas Safety Regulations 1998.

Improvements for Disabled Occupiers:

Consent will not be unreasonably withheld per the Equality Act 2010.

Pets:

The Tenant may request to keep a pet. Consent will not be unreasonably refused (section 16A Housing Act 1988 as amended).

3 Tenancy Terms.

- a) The Landlord lets the Premises to the Tenant at the Rent specified.
- b) The Tenant must pay the Initial Rent and Deposit before occupying the Premises.
- c) The Deposit will be protected with **TDS Custodial** (details below).
- d) The Tenant and occupiers over 18 must maintain right to rent under the Immigration Act 2014.
- e) This creates an assured periodic tenancy under the Housing Act 1988 (as amended by the Renters' Rights Act 2025).
- f) The Deposit (TDS Custodial)
- g) The Deposit is held under the **Tenancy Deposit Scheme (TDS) Custodial**.
- h) **Scheme Administrator:** PO Box 1255, Hemel Hempstead, Herts HP1 9GN. Phone: 0300 037 1001 Email: info@tenancydepositscheme.com Web: custodial.tenancydepositscheme.com
- i) The Landlord will register/protect the Deposit within 30 days of receipt.
- j) At the end of the tenancy (upon vacant possession and return of keys), the Deposit will be returned less any reasonable deductions for:
 - I. Arrears of Rent.
 - II. Damage beyond fair wear and tear.
 - III. Cleaning or pet-related costs.
 - IV. Unpaid utilities/council tax.

Ananda Paul 07 888 666 892
Woodlands Bartley Road Southampton SO40 7GN
ananda@aprental.co.uk; www.anandapaul.co.uk





- V. Other breaches of the agreement.
- k) Deductions will be notified to the Tenant. Disputes will be handled via TDS adjudication.
- l) The Tenant cannot withhold Rent due to the Deposit. If the Deposit is insufficient, the Tenant must pay additional sums within 14 days.

4 Obligations of the Tenant.

- a) Obligations apply to the Tenant and any visitors/licensees.
- b) **Pay Rent on time (interest at 3% above Bank of England base rate on arrears over 14 days).**
- c) Pay for utilities, TV licence, phone, internet, etc.
- d) Take reasonable care of the Premises, keep it clean, and repair damage (fair wear and tear excepted).
- e) Not remove Landlord's contents.
- f) Comply with fire safety regulations for furnishings.
- g) Not make alterations, decorations, or fixings without written consent.
- h) Maintain gardens/drains (if applicable), keep windows clean (where safe), manage refuse.
- i) Notify Landlord promptly of any defects.
- j) Prevent freezing, condensation, Legionella risks.
- k) Use Premises only as a private residence (no business except home business if permitted).
- l) No immoral/illegal use; no nuisance to neighbours.
- m) Pets only with consent (and possible insurance).
- n) No changes to locks/alarms without consent; provide spare keys.
- o) No actions that invalidate Landlord's insurance.
- p) Test smoke alarms regularly.
- q) No subletting/assignment without consent.
- r) Notify Landlord of absences over 14 days.
- s) Allow access for inspections/repairs with reasonable notice (except emergencies).
- t) At end of tenancy: Give vacant possession, return keys by 2pm on vacating day, leave Premises in same condition (fair wear and tear excepted), remove belongings.
- u) No smoking inside without consent.
- v) Provide forwarding address if requested.

5 Furniture (If Applicable)

- a) Follow inventory. Do not damage or remove items (except as needed for obligations).
- b) Leave in original position and clean items as required.





6 Obligations of the Landlord

- a) Allow quiet enjoyment.
- b) Comply with repairing obligations (sections 11-16 Landlord and Tenant Act 1985).
- c) Insure the building (Tenant to insure contents).
- d) Repair mechanical/electrical items (unless Tenant negligence).
- e) Remedy non-Tenant-caused infestations.
- f) Ensure furniture/gas/electrical compliance with safety regulations.
- g) Remove Landlord's possessions/rubbish before start.

7 Ending the Tenancy

- a) Tenant: 2 months' notice.
- b) Landlord: Court order on statutory grounds (e.g., Ground 1 for occupation/sale, etc.).
- c) Uninhabitability: Rent suspension or alternative accommodation at Landlord's discretion.

8 Notices and Miscellaneous

- a) Notices in writing (post or agreed email – ananda@aprental.co.uk).
- b) Joint and several liability if multiple Tenants.
- c) Governed by laws of England and Wales.
- d) **Tenant responsible for own contents insurance.**
- e) Compliance with superior lease (if applicable) and licensing.
- f) The Guarantor (If Applicable) Continues for the duration and beyond certain events.

Signatures

Signed by the Landlord: **Ananda Paul**

Date:

Signed by the Tenant: **MR EXAMPLE**

Date:

Signed by Guarantor **Guarantor Rent**

Signed by Witness

Witness: Jacob Wilgeroth, Address: Park Court, Park Road, Winchester SO23 7BE

Ananda Paul 07 888 666 892
Woodlands Bartley Road Southampton SO40 7GN
ananda@aprental.co.uk; www.anandapaul.co.uk





PRESCRIBED INFORMATION

6 - Prescribed Information for Assured Shorthold Tenancies

Under the Housing Act 2004, the landlord is required to give the following information to the tenant and anyone who paid the deposit on the tenant's behalf (a Relevant Person) within 30 days of receiving the deposit.

The scheme administrator of TDS Custodial is:

The Dispute Service Limited

PO Box 1255

Hemel Hempstead

Herts

HP1 9GN

Phone 0300 037 1001

Email info@tenancydepositscheme.com

Fax 01442 253193

Web custodial.tenancydepositscheme.com

(i) THE DEPOSIT

£ 1,378.85

The amount of the deposit paid is

(ii) Address of the property to which the tenancy relates

Flat 3, 33 Berrylands Road Surbiton KT5 8PA.

(iii) DETAILS OF THE LANDLORD(S)¹

Name(s)

ANANDA PAUL LTD/ T/A ANANDA PAUL

Address

**Woodlands, Bartley Road, Southampton SO40
7GN**

E mail address

ananda@aprental.co.uk

¹ The agent may insert their details here instead of the landlord's

Ananda Paul 07 888 666 892

Woodlands Bartley Road Southampton SO40 7GN
ananda@aprental.co.uk; www.anandapaul.co.uk





Telephone number

07 888 666 892

Fax number

(iv) DETAILS OF THE TENANT(S)

Name

MR EXAMPLE

Address

Flat 3, 33 Berrylands Road Surbiton KT5
8PA.

E mail address

EXAMPLE@.CO.UK

Mobile number

12345 678 910

Fax number

Contact details for the tenant(s) to be used at the end of the tenancy

Name

MR EXAMPLE

Address

Flat 3, 33 Berrylands Road Surbiton KT5
8PA.

E mail address

EXAMPLE@.CO.UK

Mobile number

12345 678 910

Fax number

Please provide the details requested in **(iv)** for each tenant (there is a continuation sheet for this purpose).

(v) RELEVANT PERSON'S CONTACT DETAILS





If there is a **relevant person** (i.e. anyone who has arranged to pay the deposit on the tenant's behalf) the details requested in **(iv) must be provided for them**, as part of the Prescribed Information. Use the continuation sheet for this purpose.

(vi) CIRCUMSTANCES WHEN THE DEPOSIT MAYBE RETAINED BY THE LANDLORD

The circumstances when all or part of the deposit may be retained by the landlords by reference to the terms of the tenancy are set out in clause(s) of the tenancy agreement. No deduction can be paid from the deposit until the parties to the tenancy agreement have agreed the deduction, or an award has been made by TDS Custodial or by the court.

(vii) CONFIRMATION

The landlord certifies and confirms that:

- (a) the information provided is accurate to the best of my/our knowledge and belief and
- (b) I/we have given the tenant the opportunity to sign this document by way of confirmation that the information is accurate to the best of the tenant's knowledge and belief.

Signed by or on behalf of the landlord

ANANDA PAUL

The tenant confirms that:

- I/we have been given the opportunity to read the information provided and
- I/we sign this document to confirm that the information is accurate to the best of my/our knowledge and belief.

Signed by the tenant(s)

MR EXAMPLE

Responsibility for serving complete and correct Prescribed Information on each tenant and relevant person is the responsibility of the member and the landlord. The Dispute Service Limited does not accept any liability for a member's or landlord's failure to comply with The Housing Act 2004 and/or The Housing (Tenancy Deposits) (Prescribed Information) Order 2007.





Ministry of Housing,
Communities &
Local Government

7 - The Renters' Rights Act Information Sheet 2026

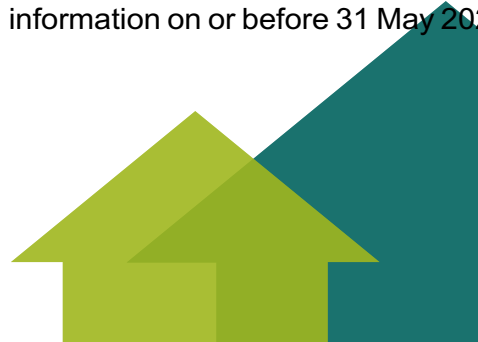
From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords. This information sheet explains how the new rules may affect your current tenancy.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you.

These rules have been introduced by law. Your landlord cannot put anything into a tenancy agreement to change or disapply them.

This document is only a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your landlord does not update your tenancy agreement.

If you do not have a written tenancy agreement or any written record of the tenancy's terms, then your landlord must provide you with certain written information on or before 31 May 2026.





If your landlord serves you a notice seeking possession before 1 May 2026

The changes explained in this document may not apply to your tenancy on 1 May 2026 if your landlord serves a notice seeking possession under section 8 or section 21 of the Housing Act 1988 before 1 May 2026.

If this happens, your landlord may still be able to take you to court to end your tenancy under the previous rules. You should seek advice if this happens to you.

Changes to fixed terms

You might have a fixed term tenancy. For example, your tenancy agreement may say the tenancy would last for 12 months.

After 1 May 2026, it will not be possible for assured tenancy agreements to have a fixed term or a set end date. All tenancies will automatically become rolling tenancies from 1 May 2026 (sometimes known as 'periodic tenancies').

Your tenancy will continue on a rolling basis. This will usually be monthly, unless your tenancy agreement sets out a shorter period, for example weekly or fortnightly.

If your tenancy had an end date, it will no longer apply.

Your tenancy will continue until:

- you and your landlord decide together to end the tenancy
- you end your tenancy by giving notice
- your landlord ends it, if they have a valid legal reason

Change to the name of Assured Shorthold Tenancies

Your tenancy agreement might call your tenancy an 'Assured Shorthold Tenancy'. This is the name of the private rented tenancy system until 1 May 2026.

Assured Shorthold Tenancies will be abolished on 1 May 2026. Any tenancy previously called an Assured Shorthold Tenancy will automatically become an Assured Periodic Tenancy instead. Your tenancy will not end because of this change.

Increasing the rent

Your tenancy agreement may contain rent review clauses. These are terms in the agreement that allow the landlord to increase the rent.

Rent review clauses cannot be used for new rent increases after 1 May 2026. If you have a rent review clause in your current tenancy agreement, it will not apply after this date.

Landlords must instead use the process in section 13 of the Housing Act 1988 for increasing the rent. This means they can only increase the rent once per year. They will need to give you written notice of the proposed rent increase at least 2 months before that increase would take effect, using a form called Form 4A.

Any rent increase must be no higher than the open market rent. If you think the proposed increase is above market rate, you can challenge it at the First-tier Tribunal.





If your landlord wants to end your tenancy

Your tenancy agreement may say that your landlord can evict you without a reason. This was known as a section 21 eviction. Your landlord cannot give you a section 21 notice on or after 1 May 2026, even if your tenancy agreement says they can.

Instead, your landlord will need a legal reason to evict you. These reasons are called grounds for possession.

Below is a brief summary of some of the main reasons your landlord may legally seek to evict you. You can find full details of these and other grounds on GOV.UK.

If you have not paid your rent on time

If you, others living with you, or visitors commit antisocial behaviour in or near the property

If you, or others living with you, do not care for the property properly

If your tenancy was for certain purposes, for example it was connected to your employment, or was for temporary or supported accommodation

You cannot be required to leave under some grounds for the first 12 months of a tenancy. These are:

if your landlord intends to sell the property

if your landlord or their family member wants to move into the property

Your landlord will need to give you a section 8 notice of seeking possession, using 1 or more of the grounds for possession.

A section 8 notice must state the date by which your landlord is asking you to leave. They must give you the required amount of time under each ground.

If you have not left by the end of the notice period, your landlord will need to apply to court to get the property back. This is called applying for a possession order.

At court, the landlord must provide evidence that they have a valid reason to evict you. You will have the opportunity to explain why you think your landlord does not have a legal reason to evict you, or why eviction is not reasonable under certain grounds.

You can access free legal advice through the [Housing Loss Prevention Advice Service](#)¹ before going to court and on the day of the court hearing.

If you want to end the tenancy

You will be able to end the tenancy at any point by giving your landlord notice. This must be done:

- so the tenancy ends on a day when the rent is due or the day before the rent is due
- in writing, for example, by letter or email

You will need to give your landlord at least 2 months' notice. You can agree a shorter notice period with the landlord in writing, as long as any other tenants named on the tenancy agreement also agree.

<https://www.gov.uk/guidance/legal-aid-for-possession-proceedings>

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Keeping a pet

From 1 May 2026, you have the right to request to keep a pet.

Your landlord cannot unreasonably refuse your request. If they refuse, they must inform you in writing, and should tell you the reason why. They will need to consider each request on a case-by-case basis. You can challenge the landlord's decision in court.

If you are a student who rents from a private landlord

If you are a full-time student, your landlord may be able to evict you using possession ground 4A. They will be able to do this at the end of the academic year and must give you 4 months' notice ending between 1 June and 30 September.

Your landlord can only use this ground if they have previously given you written notice that they may use it. They must give this to you by 31 May 2026, in most cases. This information sheet does not count as that written notice.

If your landlord wants to evict you at the end of the 2025/26 academic year, they can serve you a notice seeking possession between 1 May and 30 July 2026 (inclusive). They will need to give this to you with at least 2 months' notice



Need more help?

For detailed guidance, forms and links to free advice services, visit the private renting guidance pages on GOV.UK.



