Assured Periodic Tenancy Agreement

England

This agreement creates an assured periodic tenancy under the Housing Act 1988, as amended by the Renters' Rights Act 2025. It has no fixed end date and continues on a rolling basis until ended in accordance with this agreement and the law.

Particulars

Date of this agreement
1 October 2026

Landlord name(s)
John Smith

Landlord address for service of notices
123 Sample Street, London SW1A 1AA

Tenant name(s)
Jane Doe

Property address
Flat 5, 123 Sample Street, London SW1A 1AA

Tenancy start date
1 October 2026

Rent period
Monthly

Rent per rent period
£1,200.00

Rent due date
1st of each month

Rent payment method
Bank transfer

Deposit amount
£1,200.00

Deposit protection scheme
Deposit Protection Service

Bills included in the rent
None

Furnished / unfurnished
Furnished

Inventory provided
Yes

Permitted occupiers
Jane Doe

Additional terms
None

1. Grant of tenancy

The Landlord lets the Property to the Tenant, and the Tenant takes the Property, as an assured periodic tenancy.

The Property is let for use as a single private dwelling only.

The tenancy begins on the tenancy start date in the Particulars and continues from rent period to rent period until ended under clause 7 or clause 8.

2. Rent

The Tenant must pay the rent in advance, on or before the rent due date in each rent period, by the payment method in the Particulars.

Rent paid in advance must not exceed one month's rent.

The rent may be increased only once in any period of twelve months, and not during the first twelve months of the tenancy. Any increase must be proposed by the prescribed form, with at least two months' notice, and the Tenant may refer a proposed increase to the First-tier Tribunal.

3. Deposit

Any deposit paid by the Tenant must be protected in an authorised tenancy deposit protection scheme within thirty days of receipt, and the Landlord must give the Tenant the prescribed information.

The deposit must not exceed the maximum amount permitted by law.

At the end of the tenancy the deposit, or any undisputed balance, must be returned, subject only to deductions permitted by law and by this agreement, including rent arrears and damage beyond fair wear and tear. Any dispute about deductions may be referred to the deposit protection scheme.

4. Tenant obligations

- Pay the rent, council tax and charges for utilities and other services supplied to the Property, except where stated in the Particulars to be included in the rent.
- Keep the Property clean and in good repair and condition, except for fair wear and tear and damage covered by the Landlord's obligations.
- Use the Property as a private dwelling only, and not for any illegal purpose.
- Not cause a nuisance to neighbours, or use the Property in a way that causes unreasonable disturbance to neighbours.
- Not assign, sublet or part with possession of the Property, or any part of it, without the Landlord's prior written consent, which must not be unreasonably refused.
- Allow the Landlord, or a person authorised by the Landlord, to enter the Property at reasonable times on at least 24 hours' written notice, except in an emergency, to inspect the Property or carry out repairs.
- Tell the Landlord promptly of any repair needed or any damage to the Property.
- At the end of the tenancy, return the Property clean and in the same condition as at the start, except for fair wear and tear (as recorded in Schedule 1), and return all keys.

5. Landlord obligations

- Keep in repair the structure and exterior of the Property, including drains, gutters and external pipes.
- Keep in repair and proper working order the installations for the supply of water, gas and electricity and for sanitation, and the installations for space heating and heating water.
- Ensure that the Property is fit for human habitation at the start of the tenancy and remains so during the tenancy.
- Comply with the Landlord's duties on gas safety, electrical safety and energy performance, and give the Tenant the certificates and information required by law.
- Carry out repairs for which the Landlord is responsible within a reasonable time after being told of them.

- Not interrupt or interfere with the Tenant's use and enjoyment of the Property, except as permitted by law or by this agreement.

6. Pets

The Tenant may ask in writing to keep a pet at the Property. The Landlord must not unreasonably refuse such a request and must give reasons in writing for any refusal.

7. Ending the tenancy by the Tenant

The Tenant may end the tenancy by giving the Landlord at least two months' written notice, expiring on the last day of a rent period.

8. Ending the tenancy by the Landlord

The Landlord may end the tenancy only by serving a notice seeking possession on a ground for possession under the Housing Act 1988 and obtaining an order for possession from the court. No notice under section 21 of the Housing Act 1988 may be used.

9. Notices

Any notice under this agreement must be in writing and may be delivered by hand, sent by post, or sent by email to the address for service in the Particulars, or to any other address notified in writing.

10. General

Where there is more than one Tenant, each Tenant is jointly and severally liable for all obligations under this agreement.

Schedule 1 forms part of this agreement.

This agreement is governed by the law of England and Wales.

Signatures

Landlord

Signature: _____ Date: _____

Printed name: John Smith

Tenant

Signature: _____ Date: _____

Printed name: Jane Doe

Tenant (if joint tenancy)

Signature: _____ Date: _____

Printed name: _____

wanlingcn.com

Schedule 1 — Inventory and condition

Inspection date: 1 October 2026

Tenancy start date: 1 October 2026

This Schedule records the condition of the Property and its contents at the start of the tenancy. The Tenant should check each item below and note any damage or defect not already recorded.

Entrance / Hall

Item	Condition description	Notes
Front door		
Internal doors		
Walls		
Ceiling		
Flooring		
Lighting		

Living room

Item	Condition description	Notes
Walls		
Ceiling		
Flooring		
Windows		
Curtains / blinds		
Lighting		
Sofa		
Tables		
Shelving / storage		
Heating (radiator)		

Kitchen

Item	Condition description	Notes
Walls		
Ceiling		
Flooring		
Worktops		
Cupboards / drawers		
Sink and taps		
Cooker / oven		
Fridge / freezer		
Washing machine		
Lighting		

Bedroom

Item	Condition description	Notes
Walls		
Ceiling		
Flooring		
Windows		
Curtains / blinds		
Bed		
Wardrobe		
Chest of drawers		
Lighting		
Heating (radiator)		

Bathroom

Item	Condition description	Notes
Walls		
Ceiling		
Flooring		
Bath / shower		
Wash basin		
Toilet		
Taps		
Mirror / cabinet		
Lighting		
Ventilation / extractor fan		

Meters, safety and general

Item	Condition description	Notes
Electricity meter		
Gas meter		
Water meter		
Smoke alarms		
Carbon monoxide alarm		
Keys		
Heating controls		

We confirm that this Schedule is a true record of the condition of the Property and its contents at the start of the tenancy.

Landlord

Signature: _____ Date: _____

Tenant

Signature: _____ Date: _____

wanlingcn.com