

ASSURED SHORTHOLD TENANCY AGREEMENT

Academic Year2024-2025

Whenyou accept anoffer electronicallyfrom us or sign the tenancyST

Rent Date	Amount of Rent instalment due	Rent period start date	Rent period end date
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Landlord itself needs permission and where the Landlord considers it reasonable to seek such permission is not able to easily obtain it.

- 1.4. The words "including" and "such as" and any other similar expressions are to be construed without limitations.
- 1.5. Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.6. A reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time. The reference shall include all subordinate legislation made from time to time under that legislation or legislative provision.

2. GUARANTOR

- 2.1. The Tenant will procure that the Guarantor provides a signed guarantee agreement in the Landlord's standard form within 14 days of submitting their signed tenancy agreement to the Landlord (irrespective of whether the Tenant has signed the tenancy agreement or agreed electronically).
- 2.2. The Landlord may, in its sole discretion (acting reasonably) waive the requirement (or any of the requirements) in (9) () 11.3 (L)-7.9 (a) 0.6 (n)-4.7

- 4.5.2. To reimburse the Landlord for any Council Tax charged on the Accommodation (and a fair proportion of any Council Tax charged on the Building or a Cluster Flat) as a result of the Tenant's failure to comply with clause 5.4. or as a result of the Tenant not having exempt status for Council Tax for any reason
- 4.6. To obtain and pay for a television licence for the Accommodation if a license is required
- 4.7. To keep the Accommodation in good repair and to comply with the following provisions: 7.3 (a) 7.3 (b) 7.3 (c) 7.3 (d) 7.3 (e) 7.3 (f) 7.3 (g) 7.3 (h) 7.3 (i) 7.3 (j) 7.3 (k) 7.3 (l) 7.3 (m) 7.3 (n) 7.3 (o) 7.3 (p) 7.3 (q) 7.3 (r) 7.3 (s) 7.3 (t) 7.3 (u) 7.3 (v) 7.3 (w) 7.3 (x) 7.3 (y) 7.3 (z) 7.3 (aa) 7.3 (ab) 7.3 (ac) 7.3 (ad) 7.3 (ae) 7.3 (af) 7.3 (ag) 7.3 (ah) 7.3 (ai) 7.3 (aj) 7.3 (ak) 7.3 (al) 7.3 (am) 7.3 (an) 7.3 (ao) 7.3 (ap) 7.3 (aq) 7.3 (ar) 7.3 (as) 7.3 (at) 7.3 (au) 7.3 (av) 7.3 (aw) 7.3 (ax) 7.3 (ay) 7.3 (az) 7.3 (ba) 7.3 (bb) 7.3 (bc) 7.3 (bd) 7.3 (be) 7.3 (bf) 7.3 (bg) 7.3 (bh) 7.3 (bi) 7.3 (bj) 7.3 (bk) 7.3 (bl) 7.3 (bm) 7.3 (bn) 7.3 (bo) 7.3 (bp) 7.3 (bq) 7.3 (br) 7.3 (bs) 7.3 (bt) 7.3 (bu) 7.3 (bv) 7.3 (bw) 7.3 (bx) 7.3 (by) 7.3 (bz) 7.3 (ca) 7.3 (cb) 7.3 (cc) 7.3 (cd) 7.3 (ce) 7.3 (cf) 7.3 (cg) 7.3 (ch) 7.3 (ci) 7.3 (cj) 7.3 (ck) 7.3 (cl) 7.3 (cm) 7.3 (cn) 7.3 (co) 7.3 (cp) 7.3 (cq) 7.3 (cr) 7.3 (cs) 7.3 (ct) 7.3 (cu) 7.3 (cv) 7.3 (cw) 7.3 (cx) 7.3 (cy) 7.3 (cz) 7.3 (da) 7.3 (db) 7.3 (dc) 7.3 (dd) 7.3 (de) 7.3 (df) 7.3 (dg) 7.3 (dh) 7.3 (di) 7.3 (dj) 7.3 (dk) 7.3 (dl) 7.3 (dm) 7.3 (dn) 7.3 (do) 7.3 (dp) 7.3 (dq) 7.3 (dr) 7.3 (ds) 7.3 (dt) 7.3 (du) 7.3 (dv) 7.3 (dw) 7.3 (dx) 7.3 (dy) 7.3 (dz) 7.3 (ea) 7.3 (eb) 7.3 (ec) 7.3 (ed) 7.3 (ee) 7.3 (ef) 7.3 (eg) 7.3 (eh) 7.3 (ei) 7.3 (ej) 7.3 (ek) 7.3 (el) 7.3 (em) 7.3 (en) 7.3 (eo) 7.3 (ep) 7.3 (eq) 7.3 (er) 7.3 (es) 7.3 (et) 7.3 (eu) 7.3 (ev) 7.3 (ew) 7.3 (ex) 7.3 (ey) 7.3 (ez) 7.3 (fa) 7.3 (fb) 7.3 (fc) 7.3 (fd) 7.3 (fe) 7.3 (ff) 7.3 (fg) 7.3 (fh) 7.3 (fi) 7.3 (fj) 7.3 (fk) 7.3 (fl) 7.3 (fm) 7.3 (fn) 7.3 (fo) 7.3 (fp) 7.3 (fq) 7.3 (fr) 7.3 (fs) 7.3 (ft) 7.3 (fu) 7.3 (fv) 7.3 (fw) 7.3 (fx) 7.3 (fy) 7.3 (fz) 7.3 (ga) 7.3 (gb) 7.3 (gc) 7.3 (gd) 7.3 (ge) 7.3 (gf) 7.3 (gg) 7.3 (gh) 7.3 (gi) 7.3 (gj) 7.3 (gk) 7.3 (gl) 7.3 (gm) 7.3 (gn) 7.3 (go) 7.3 (gp) 7.3 (gq) 7.3 (gr) 7.3 (gs) 7.3 (gt) 7.3 (gu) 7.3 (gv) 7.3 (gw) 7.3 (gx) 7.3 (gy) 7.3 (gz) 7.3 (ha) 7.3 (hb) 7.3 (hc) 7.3 (hd) 7.3 (he) 7.3 (hf) 7.3 (hg) 7.3 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(lo) 7.3 (lp) 7.3 (lq) 7.3 (lr) 7.3 (ls) 7.3 (lt) 7.3 (lu) 7.3 (lv) 7.3 (lw) 7.3 (lx) 7.3 (ly) 7.3 (lz) 7.3 (ma) 7.3 (mb) 7.3 (mc) 7.3 (md) 7.3 (me) 7.3 (mf) 7.3 (mg) 7.3 (mh) 7.3 (mi) 7.3 (mj) 7.3 (mk) 7.3 (ml) 7.3 (mm) 7.3 (mn) 7.3 (mo) 7.3 (mp) 7.3 (mq) 7.3 (mr) 7.3 (ms) 7.3 (mt) 7.3 (mu) 7.3 (mv) 7.3 (mw) 7.3 (mx) 7.3 (my) 7.3 (mz) 7.3 (na) 7.3 (nb) 7.3 (nc) 7.3 (nd) 7.3 (ne) 7.3 (nf) 7.3 (ng) 7.3 (nh) 7.3 (ni) 7.3 (nj) 7.3 (nk) 7.3 (nl) 7.3 (nm) 7.3 (nn) 7.3 (no) 7.3 (np) 7.3 (nq) 7.3 (nr) 7.3 (ns) 7.3 (nt) 7.3 (nu) 7.3 (nv) 7.3 (nw) 7.3 (nx) 7.3 (ny) 7.3 (nz) 7.3 (oa) 7.3 (ob) 7.3 (oc) 7.3 (od) 7.3 (oe) 7.3 (of) 7.3 (og) 7.3 (oh) 7.3 (oi) 7.3 (oj) 7.3 (ok) 7.3 (ol) 7.3 (om) 7.3 (on) 7.3 (oo) 7.3 (op) 7.3 (oq) 7.3 (or) 7.3 (os) 7.3 (ot) 7.3 (ou) 7.3 (ov) 7.3 (ow) 7.3 (ox) 7.3 (oy) 7.3 (oz) 7.3 (pa) 7.3 (pb) 7.3 (pc) 7.3 (pd) 7.3 (pe) 7.3 (pf) 7.3 (pg) 7.3 (ph) 7.3 (pi) 7.3 (pj) 7.3 (pk) 7.3 (pl) 7.3 (pm) 7.3 (pn) 7.3 (po) 7.3 (pp) 7.3 (pq) 7.3 (pr) 7.3 (ps) 7.3 (pt) 7.3 (pu) 7.3 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- 4.13. Not to do anything which may cause damage to the electrical installation or equipment in any part of the Building.
- 4.14. To operate all appliances in accordance with the manufacturer's instructions
- 4.15. Not to put anything harmful in or do anything likely to block the drains or pipes serving the Building and to take reasonable precautions to prevent pipes from freezing in the Accommodation. If the Accommodation is in a Cluster Flat, this is a joint obligation with the other occupiers of the Cluster Flat.
- 4.16. Promptly report to the Landlord any failure of the Services
- 4.17. Promptly report to the Landlord any damage or defects to the Accommodation, Contents or the Building or any part of it if the Tenant fails to notify the Landlord and, as a consequence, the damage/defect worsens, or contributes to further damage of the Building, the Tenant may be liable for any remedial works.
- 4.18. Not to bring any large electrical appliance into the Building without the Landlord's prior consent and not to bring any room heating or cooking appliances into the Building under any circumstances.
- 4.19. Not keep any dangerous or flammable goods, materials or substances in the Accommodation, apart from those required for general household use.
- 4.20. Not to obstruct corridors or fire escapes or tamper with fire prevention systems (such as fire extinguishers, fire doors and smoke detectors) and control equipment (including, but not limited to, alarm pull stations) and not to intentionally, recklessly or negligently activating such fire prevention systems) or do anything which may be a

- 4.27.2 take reasonable care of the keys and reimburse the Landlord the cost of replacing any keys;
- 4.27.3 if the Tenant chooses to move out of the Accommodation before expiry of the Tenancy Period, the tenancy will continue unless and until it is terminated in accordance with clause 7. Returning the keys to the Landlord will not in itself be sufficient to end the tenancy and
- 4.27.4 if at the end of the tenancy the Tenant does not return all keys to the Landlord, the Landlord may change the locks and charge the Tenant the proper and reasonable cost of doing so.
- 4.28 Not to allow anyone else to live at the Accommodation. If the Tenant does not comply with this clause, the Landlord may terminate this tenancy agreement in accordance with clause 7 and take steps to evict the Tenant and/or any person who lives in the Accommodation unlawfully.
- 4.29 Not to assign or sublet the Accommodation (or any part of it). This includes renting out the Accommodation (or any part of it) on Airbnb or any similar online letting sites or through a letting agent.
- 4.30 Not to

- 4.40 Not to smoke or use ecigarettes or pipes of any kind in the Accommodation or in any other part of the Building. Smoking or using ecigarettes is permitted in the grounds of the Building only in designated areas (if any not all buildings will have these areas).
- 4.41 To allow the Landlord, its employees and any workers acting on its behalf, access to the Accommodation (and, where applicable, the Cluster Flat) at all reasonable times during its liability (n)-4.9 uil

- 4.45 Not to keep, store or use deep fat fryers and/or chip pans.
- 4.46 To notify the Landlord promptly if a pest infestation is found in the Accommodation or in any of the Common Parts and to pay (within fourteen (14) days of the Landlord's invoice) the cost of cleaning the Accommodation (or a share of the cost of cleaning the Common Parts), removal and treatment by a specialised contractor, and replacement or repair of any furnishings damaged or contaminated by the infestation if this has been caused by the Tenant.
- 4.47 To use the Common Parts in common with the Landlord and all other residents and occupiers of the Building, and others as authorised by the Landlord.
- 4.48 To abide by any specific rules for the Common Parts which are displayed in the Common Parts

5.2. To allow the Tenant to quietly enjoy the Accommodation and not to interrupt the Tenant's

date of the transfer. Once the ~~tra~~fer is complete, the Landlord has no further liability to the Tenant for the return of the Damages Deposit.

- 5.7. The Landlord's liability for loss or damage to person or property is excluded to the fullest extent permitted by law unless the loss or damage is

5.14.

7.13 In the event of a termination under clause 7.12 above, the Landlord will not be liable for any direct or indirect losses or damages,

use the Tenant's personal data for all lawful purposes in connection with this tenancy agreement (including debt recovery, crime prevention, allocating rooms or where there is a serious risk of harm to the Tenant or to others at the Building or to the Landlord's or other people's property). The Landlord may share information about the Tenant with the Tenant's educational institution and/or with the Guarantor where it is reasonable and appropriate to do so. Sharing of information will usually only occur where there is a cause for concern regarding student care, welfare or behaviour or material breaches of the Tenant's obligations in this tenancy agreement. For the avoidance of doubt, the Tenant hereby authorises the Landlord to share the Tenant's sensitive personal data with the Tenant's educational institution and/or with the Guarantor for all reasonable purposes connected with the tenancy. For more information about the type of data that the Landlord collects, the purposes of processing, who personal data may be shared with and how to exercise your privacy rights, please refer to the Privacy Policy.

- 10.2 The Landlord's Privacy Policy is fully incorporated into this tenancy agreement and is available at www.studentroost.co.uk/privacy-policy
- 10.3 The parties to this tenancy agreement are the Tenant and the Landlord. It is not intended that this tenancy agreement confers any benefit to anyone who is not a party to it other than the Landlord.
- 10.4 The Landlord is not responsible or liable for the costs, expenses, losses, liabilities or actions of any nature whatsoever relating to or arising as a result of disputes between tenants or other Building occupiers.
- 10.5 To the extent permitted by law, the Landlord will not be liable to the Tenant or any of their visitors/guests for injury, damage or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism or other crimes, or the Tenant's personal conflict with Building occupiers.
- 10.6 If any provision of this tenancy agreement is or becomes unlawful, invalid or unenforceable, that provision shall be considered struck out and the remainder of the tenancy agreement shall remain in full force and effect.
- 10.7 This tenancy agreement shall be governed by and construed in accordance with the laws of England and Wales and the Tenant and Landlord submit to the jurisdiction of the English courts.

[Signature Page Follows]

Digitally Signed by the Tenant
with Username and password:

[NAME]

On Date:

[DATE]

Digitally Signed on behalf of the Landlord

[ENTITYNAME]
Finsbury Circus House
15 Finsbury Circus
London EC2M 7EB

On Date:

[DATE]