# Assured Shorthold Tenancy Agreement (For International Students in the UK)

## 1. Parties

This Tenancy Agreement is made between the Landlord (Lessor): \_\_\_\_\_\_\_\_\_\_\_\_ and the Tenant (Lessee): \_\_\_\_\_\_\_\_\_\_\_\_, an international student.

## 2. Property

The Landlord agrees to let to the Tenant the residential property located at: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, including (if any) furniture, fixtures, and fittings.

## 3. Term

The tenancy will start on \_\_\_\_\_\_\_\_\_\_ and end on \_\_\_\_\_\_\_\_\_\_ (Fixed-Term Tenancy). If neither party terminates the tenancy, it will become a periodic (rolling) tenancy.

## 4. Rent

The monthly rent is £\_\_\_\_\_\_\_\_\_\_, payable in advance on the \_\_\_\_\_ day of each month via \_\_\_\_\_\_\_\_\_\_ (payment method).

## 5. Deposit

A deposit of £\_\_\_\_\_\_\_\_\_\_ is payable upon signing. The deposit will be protected in a government-approved Tenancy Deposit Scheme (TDP) such as DPS, MyDeposits, or TDS. The Landlord must provide the Tenant with the prescribed information about the deposit protection within 30 days.

## 6. Utilities and Council Tax

Utilities to be paid by:  
Landlord: \_\_\_\_\_\_\_\_\_\_  
Tenant: \_\_\_\_\_\_\_\_\_\_  
Council Tax is payable by the Tenant unless exempt as a full-time student.

## 7. Maintenance and Repairs

The Landlord is responsible for repairs to the structure, heating, plumbing, and electrical systems. The Tenant is responsible for keeping the property clean and in good condition.

## 8. Use of Property

The Tenant agrees to use the property for residential purposes only. Subletting is not permitted without written consent from the Landlord. Pets are [allowed/not allowed] (circle one).

## 9. Early Termination

Early termination is only allowed if a break clause is included in this contract or by mutual agreement. Otherwise, the Tenant is responsible for rent until the end of the fixed term.

## 10. Deposit Protection

The deposit is protected under the government-approved scheme: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The Tenant will receive the protection certificate and prescribed information within 30 days of payment.

## 11. Governing Law

This Agreement is governed by and shall be interpreted according to the laws of England and Wales.

## 12. Dispute Resolution

Disputes relating to this Agreement shall be resolved through negotiation, mediation, or through the relevant UK court system.

## 13. Signatures

Landlord Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_  
Tenant Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_