AGREEMENT FOR A RESIDENTIAL TENANCY

Assured Shorthold Tenancy Agreement

Reference TEN/2026/0884 · Dated 4 August 2026

THE LANDLORD

Ashmead Property Holdings Ltd.

Suite 3, Kingsgate Chambers, 14 Priory Road, Reading RG1 4TG
lettings@ashmeadproperty.example · +44 118 496 0231
Managed by: Colville & Vance Lettings, 22 Market Place, Reading RG1 2DE

THE TENANTS (JOINTLY AND SEVERALLY)

Ms. Adaeze Nwosu and Mr. Callum Reid

Previously of 41 Beckett Court, Reading RG2 7BH
a.nwosu@example.com · c.reid@example.com · +44 7700 900518 · +44 7700 900612
Occupiers: The Tenants only; no other person may occupy the Premises without written consent

THE PREMISES

Flat 6, Wrenfield House, 88 Southbank Road, Reading RG1 8QN

A second-floor two-bedroom flat comprising a living room with open-plan kitchen, two bedrooms, a bathroom with shower over bath, a separate WC, and a hallway storage cupboard, together with the use of the communal entrance, stairwell and bin store.

TYPE
Purpose-built flat, second floor, no lift

FURNISHING
Part furnished — see inventory

COUNCIL TAX BAND
Band C (payable by the Tenant)

ENERGY RATING
EPC rating C, certificate dated 11 March 2024

PARKING
One allocated space, bay 6, rear courtyard

GARDEN
No private garden; communal drying area only

TERM, RENT AND DEPOSIT

PARTICULAR	DETAIL	AMOUNT
Term	Fixed term of twelve months, becoming a statutory periodic tenancy thereafter unless renewed or ended	12 months
Start date	Commencing at 1.00 p.m. on the start date, keys released on receipt of cleared funds	1 September 2026
End of fixed term	Ending at 11.00 a.m. on the last day of the fixed term	31 August 2027
Rent	Payable monthly in advance on the first day of each month by standing order	£1,450.00 / month
First payment	Covering the period 1 September 2026 to 30 September 2026	£1,450.00
Total due in cleared funds before the start date (first month's rent plus deposit, less holding deposit)		**£2,788.46**

PARTICULAR	DETAIL	AMOUNT
Tenancy deposit	Equivalent to five weeks' rent; protected in an approved scheme within 30 days of receipt	£1,673.07
Holding deposit credited	Paid 18 July 2026 and applied against the first month's rent	−£334.61
Rent review	No increase during the fixed term; thereafter by not less than two months' written notice	Not applicable
Total due in cleared funds before the start date (first month's rent plus deposit, less holding deposit)		**£2,788.46**

The deposit will be protected with an approved tenancy deposit scheme and the prescribed information provided to the Tenant within thirty days of receipt. Rent is payable to Ashmead Property Holdings Ltd., sort code 30-91-44, account 60118293, quoting reference TEN/2026/0884. Utilities, council tax, telephone, broadband and television licence are the responsibility of the Tenant unless stated otherwise in this agreement.

AGREED TERMS

1. Grant and term

1.1 The Landlord lets and the Tenant takes the Premises for the term stated above, together with the fixtures, fittings and contents listed in the inventory attached to this agreement.

1.2 This agreement creates an assured shorthold tenancy within the meaning of the Housing Act 1988, as amended. Nothing in this agreement removes or reduces any statutory right of the Tenant.

1.3 Where two or more people are named as Tenant, their obligations under this agreement are joint and several: each is responsible for the whole of the rent and for compliance with every obligation.

1.4 The fixed term may be ended early only by written agreement of both parties, or under the break provision in clause 6, or by an order of the court.

1.5 At the end of the fixed term the tenancy continues as a statutory periodic tenancy from month to month unless a further fixed term is agreed in writing or the tenancy is ended in accordance with the law.

2. Rent

2.1 The Tenant shall pay the rent stated above monthly in advance on the first day of each month, without deduction or set-off save as permitted by law, by standing order to the account notified by the Landlord.

2.2 The first payment is due in cleared funds before the keys are released and covers the first rental month.

2.3 If any rent remains unpaid for fourteen days after the due date, interest is payable on the unpaid amount at three per cent above the Bank of England base rate from the due date until payment, in accordance with section 13A of the Tenant Fees Act 2019.

2.4 The Tenant shall pay all charges for gas, electricity, water, sewerage, telephone, broadband and television licence relating to the Premises during the tenancy, and the council tax, and shall provide meter readings at the start and end of the tenancy.

2.5 The Landlord shall not increase the rent during the fixed term. After the fixed term the rent may be increased once in any twelve-month period by written notice of not less than two months.

3. Deposit

3.1 The Tenant shall pay the deposit stated above before the start date. The deposit is held as security against damage, unpaid rent, unpaid utility charges and any breach of this agreement.

3.2 The Landlord shall protect the deposit with a scheme authorised under the Housing Act 2004 within thirty days of receipt and shall give the Tenant the prescribed information within the same period.

3.3 The deposit will be returned within ten days of the parties agreeing the amount to be repaid at the end of the tenancy, less any deduction properly made under this clause.

3.4 The Landlord may not deduct from the deposit for fair wear and tear, for items not recorded in the inventory and schedule of condition, or for any matter for which the Landlord is responsible under clause 4.

3.5 If the parties do not agree the deductions, either may refer the dispute to the free adjudication service provided by the deposit scheme.

4. Landlord's obligations

4.1 The Landlord shall give the Tenant quiet enjoyment of the Premises and shall not interrupt or interfere with the Tenant's occupation except as permitted by this agreement or by law.

4.2 The Landlord shall keep in repair and proper working order:

(a) the structure and exterior of the Premises, including drains, gutters and external pipes;

(b) the installations for the supply of water, gas, electricity and sanitation, including basins, sinks, bath and sanitary conveniences; and

(c) the installations for space heating and heating water.

4.3 The Landlord shall ensure that a valid gas safety certificate, electrical installation condition report and energy performance certificate are in place, and shall give copies to the Tenant before the start of the tenancy and on each renewal.

4.4 The Landlord shall ensure that smoke alarms are fitted on each storey and a carbon monoxide alarm in every room containing a fixed combustion appliance, and that all are in working order at the start of the tenancy.

4.5 The Landlord shall insure the building and the Landlord's contents. That insurance does not cover the Tenant's possessions, which the Tenant is advised to insure separately.

4.6 The Landlord shall give at least twenty-four hours' written notice before entering the Premises, and shall enter only at a reasonable time of day, except in an emergency.

5. Tenant's obligations

5.1 The Tenant shall pay the rent and all other sums due under this agreement on the dates they fall due.

5.2 The Tenant shall:

(a) keep the interior of the Premises in good and clean condition, fair wear and tear excepted;

(b) not damage the Premises or the Landlord's fixtures, fittings or contents, and make good any damage caused by the Tenant or the Tenant's visitors;

(c) test the smoke and carbon monoxide alarms monthly and replace batteries where required;

(d) keep the Premises adequately heated and ventilated so as to reduce the risk of condensation; and

(e) report promptly to the Landlord or the managing agent any disrepair, water leak, pest infestation or defect in an appliance.

5.3 The Tenant shall not make any alteration, addition or redecoration to the Premises, nor install any fixture, aerial or satellite dish, without the Landlord's prior written consent, which shall not be unreasonably withheld.

5.4 The Tenant shall not use the Premises other than as a private residence for the persons named in this agreement, and shall not carry on any trade or business at the Premises.

5.5 The Tenant shall not assign, sublet, part with possession of, or take in a lodger at the Premises without the Landlord's prior written consent.

5.6 The Tenant shall not keep any animal at the Premises without the Landlord's prior written consent, which shall not be unreasonably refused, and shall comply with any reasonable condition attached to that consent.

5.7 The Tenant shall not do anything that causes a nuisance or annoyance to neighbours or other occupiers, and shall not play music or make noise audible outside the Premises between 11.00 p.m. and 7.00 a.m.

5.8 The Tenant shall not smoke or permit smoking, including the use of electronic cigarettes, anywhere within the Premises or the communal areas of the building.

5.9 The Tenant shall allow the Landlord or the managing agent access on twenty-four hours' written notice to inspect the Premises, carry out repairs, or show the Premises to prospective tenants or purchasers during the last two months of the tenancy.

6. Ending the tenancy and break provision

6.1 Either party may end the tenancy at or after the end of the sixth month of the fixed term by giving not less than two months' written notice expiring on or after the last day of the sixth month. This is the break provision referred to in clause 1.4.

6.2 The Landlord may recover possession only by following the procedure required by law, including service of any statutory notice and, where necessary, obtaining a court order.

6.3 At the end of the tenancy the Tenant shall:

(a) return the Premises and all contents in the condition recorded in the inventory and schedule of condition, fair wear and tear excepted;

(b) remove all personal possessions and rubbish, and have the Premises professionally cleaned to the standard recorded at the start of the tenancy only if it was professionally cleaned at that time;

(c) return all keys, fobs and access devices; and

(d) provide a forwarding address and final meter readings.

6.4 Any possessions left at the Premises more than fourteen days after the tenancy ends may be removed and stored by the Landlord, and disposed of after a further twenty-eight days' written notice to the Tenant's last known address, with reasonable costs deducted from any proceeds.

7. Notices and governing law

7.1 Any notice under this agreement must be in writing and served at the address given for the receiving party on the first page of this agreement, or at such other address as that party notifies in writing.

7.2 This agreement is governed by the laws of England and Wales and the parties submit to the jurisdiction of the courts of England and Wales.

7.3 This agreement, with the inventory and the schedule of condition attached to it, records the whole agreement between the parties in relation to the Premises. Nothing in it affects the Tenant's statutory rights.

INVENTORY SUMMARY

Living room — two-seat sofa, oak coffee table	Good	Living room — floor lamp and shade	Good
Kitchen — integrated oven and induction hob	Good, cleaned	Kitchen — fridge freezer, 60/40	Good
Kitchen — washer dryer	Fair, minor scuffing	Kitchen — extractor hood and filter	Filter replaced 07/2026
Bedroom 1 — double bed frame and mattress	Good, mattress new	Bedroom 1 — double wardrobe	Good
Bedroom 2 — single bed frame and mattress	Fair	Bedroom 2 — chest of four drawers	Good
Bathroom — shower screen and rail	Good, resealed 06/2026	Hallway — carpet, oatmeal	Good, professionally cleaned
Throughout — window blinds, six	Good	Keys — two entrance fobs, four door keys, one bin store key	Issued 01/09/2026

This summary is for convenience only. The full inventory and schedule of condition, with photographs dated 26 August 2026, is attached to this agreement and forms part of it. The Tenant has seven days from the start of the tenancy to notify the managing agent in writing of any disagreement with it, after which it is taken to be accepted as accurate.

Signed by the parties on the date first written above. Each party confirms that it has read this agreement, understands it, and has had the opportunity to take independent advice.

THE LANDLORD

Ashmead Property Holdings Ltd.

H. Colville

Name **Helena Colville**

Capacity **Director, for and on behalf of the Landlord**

Date **4 August 2026**

THE TENANT

Ms. Adaeze Nwosu and Mr. Callum Reid

A. Nwosu

Name **Adaeze Nwosu (also signing for Callum Reid by authority)**

Capacity **Tenant**

Date **4 August 2026**

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

WITNESS TO THE LANDLORD

T. Vance

Name **Thomas Vance**

Address **22 Market Place, Reading RG1 2DE**

Occupation **Lettings negotiator**

Date **4 August 2026**

WITNESS TO THE TENANT

P. Mensah

Name **Priscilla Mensah**

Address **17 Alderney Gardens, Reading RG2 8LT**

Occupation **Teacher**

Date **4 August 2026**