

Professional Series Agreements

A01 General Tenancy Agreement

Although the majority of modern residential tenancies will be created as assured shorthold tenancies, it is important to remember that there are a number of important exceptions, such as tenancies with a resident landlord and lettings at high rent (i.e. over £100,000 rent per annum). We have created the General Tenancy agreement for use with residential tenancies to which these exceptions apply. This tenancy agreement will create a contractual or common law tenancy.

A02 Assured Shorthold Tenancy Agreement (Let Only)

This version of the assured shorthold tenancy agreement offers a secure form of letting agreement between landlord and tenant. Because of the high degree of security offered to landlords by assured shorthold tenancies, this concise form of agreement is often preferred by private landlords and tenants who find it easier to read and understand. This version is also particularly suitable for 'let only' situations.

A03 Assured Shorthold Tenancy Agreement (Agent Version)

This agreement has been developed in response to a professional market encompassing letting agents, solicitors and other professionals engaged in the property management who seek a more comprehensive format. The 'Agent' is cited as a party to the agreement and is given explicit authority to act on behalf of the landlord. There is a TDS version of the A03 Agreement available.

A03 Assured Shorthold Tenancy Agreement (HMO Room Only)

This agreement has been developed in response to a professional market encompassing letting agents, solicitors and other professionals engaged in the property management who seek a more comprehensive format. The 'Agent' is cited as a party to the agreement and is given explicit authority to act on behalf of the landlord. The A03 Room Only Agreement has been created for use when letting a room in a residential property such as a House in Multiple Occupation (HMO).

A04 Holiday Letting Agreement

A holiday letting cannot be an assured tenancy under the Housing Act 1988. It operates fundamentally under contract law, giving the tenant few rights of tenure. Our holiday letting agreement can be used to establish both long and short holiday lets.

A05 Company Letting Agreement

A Company letting cannot be an assured tenancy under the Housing Act 1988. It is designed to provide a secure standard agreement for letting residential property to companies and other organisations where the tenant (or each of the joint tenants) is not an individual person. Our company letting agreement is specially tailored for lettings where the company is the tenant, and employees occupy as licensees.

A06 Licence Agreement

A Licence Agreement is designed to provide a secure standard agreement for the occupation of residential property other than under a tenancy agreement. Such a letting agreement is fundamentally different at law to a tenancy, in that the agreement is governed essentially by contract law rather than housing law.

A07 Contractor General Terms and Conditions

The Contractor General Terms and Conditions define the general terms that will apply to the commissioning of any repair or maintenance work by the Agent on behalf of the client property owner.

G01 Guarantor Agreement

A Guarantor Agreement (otherwise known as a surety or rent guarantee) is generally used whenever the tenant's ability to pay the rent is in question, either as a result of poor bank credit or credit references, or due to the tenant's lack of employment or regular income.

G02 Deed of Guarantee

A Deed of Guarantee can be used whenever the tenant's ability to pay the rent is in question, either as a result of poor bank credit or credit references, or due to the tenant's lack of employment or regular income. The Deed of Guarantee has been drafted for use where the guarantor agreement is granted after the tenancy has been signed. However, the Deed of Guarantee can be used as the standard guarantor agreement.

Drafting your Agreement

The **Professional Series** Agreements can be individually drafted and tailored to your requirements. Accordingly, they provide additional security features for collection of rents and rights of possession under

various specified circumstances. Agreements come complete with full Drafting and Guidance notes and a copyright licence so that the agreement can be reproduced as many times as is required during the licence period.

An **update service** is included with the Professional Series tenancy agreements. The service provides clients with the added security of knowing that they will be immediately notified of any legal changes or improvements to the forms as soon as they become available.