

ASSIGNMENT OF ASSURED SHORTHOLD TENANCY AGREEMENT

("the Landlord")

-and-

("the Original Tenant(s)")

and

("the New Tenant(s)")

ASSIGNMENT
of
Tenancy Agreement relating to

_____ (full address)

PLEASE NOTE:

YOU SHOULD READ AND INITIAL EACH PAGE AND SIGN THE PAGES WHERE INDICATED. PLEASE ALSO ENSURE THAT YOUR SIGNATURE IS WITNESSED BY AN INDEPENDENT PERSON (NOT ANOTHER PARTY TO THIS AGREEMENT, I.E. A JOINT TENANT/LANDLORD AND NOT A RELATIVE OF ANY PARTY TO THIS AGREEMENT).

1.0

Summary of Principal Terms

1.1 Deed of Assignment Binding Date:

BETWEEN

1.2 Name(s) of LANDLORD(S):

1.3 ADDRESS for Landlord(s)

("the Landlord")

AND

1.4 Name(s) of Original TENANT(S):

("the Original Tenant")

AND

1.5 Name(s) of New TENANT(S):

("the New Tenant")

1.6 Name(s) of AGENT:

("the Agent").

2.0 It Is Agreed As Follows

2.1 This Deed is supplemental to an Assured Shorthold Tenancy dated [REDACTED] ("the Agreement") made between the Landlord and the Original Tenant for the Property known as [REDACTED] ("the Property") which was let to the Original Tenant for a term of [REDACTED] from [REDACTED] ("the Term") at a Rent of [REDACTED] ("the Rent") and subject to the rights and obligations of the Landlord and the Original Tenant contained in the Agreement.

2.2 The Agreement contained provisions prohibiting the subletting, assignment or parting with possession of the Property without the prior Consent in writing of the Landlord or his Agent. A request by the Original Tenant has been made to the Landlord who agrees to the Assignment of the Property by the Original Tenant in the

Agreement to the New Tenant under the rights and obligations contained in "the Agreement" (original AST) a copy of which is attached at Schedule 1.

2.3 The Original Tenant has agreed with the New Tenant that the Agreement can be assigned to the New Tenant for the remainder of the Term upon the terms and conditions contained in clauses 3.1 to 3.11 below.

3.0 Now This Deed Witnesses As Follows:

3.1 In consideration of the promise made by the New Tenant to the Landlord set out in clause 3.3 below the Landlord grants to the Original Tenant the authority to assign all their interest in the Property and the Agreement to the New Tenant.

3.2 In consideration of the promise of the New Tenant to the Original Tenant in clauses 3.4 and 3.5 below the Original Tenant assigns to the New Tenant all the Property for the remainder of the unexpired period of the Term, subject to the Rent payable under the Agreement and to the rights and obligations of the Tenant and the conditions contained in the Agreement.

3.3 The persons forming the New Tenant Jointly and Severally promise the Landlord that as from (date) and during the rest of the Term the Rent will be paid on the due date and that the New Tenant will observe and perform the obligations and conditions of the Tenant contained in the Agreement. Jointly and Severally means that as a group the New Tenant will be liable to pay the Rent and pay for any liability arising out of any breach of the obligations and conditions contained in the Agreement; and individually each person forming the New Tenant will be liable to pay the Rent and pay for any liability arising from any breach of the obligations and conditions contained in the Agreement; and in particular the New Tenant will not assign transfer underlet or part with possession of the Property or any part of it without the prior written Consent of the Landlord and the signing of a Deed of Assignment or a new tenancy agreement.

3.4 The New Tenant Jointly and Severally promises the Original Tenant that they will pay the Rent stated in the Agreement and perform and observe all the obligations of the Tenant contained in the Agreement.

3.5 The New Tenant as a group and individually promise to compensate the Original Tenant for all liabilities, claims, demands, costs and expenses suffered by the Original Tenant due to any breach of this Deed of Assignment or the Agreement by the New Tenant.

3.6 It is agreed and the New Tenant acknowledges in signing the Deed of Assignment that the Agreement is an Assured Shorthold Tenancy and the provisions for recovery of possession by the Landlord contained in Section 21 of the Housing Act 1988 apply.

3.7 The New Tenant(s) moving in agree to use the services of Reposit Group Limited (Company number 09581330) whose registered office is at 37 Cremer Street, London, E2 8HD. ("Reposit") and will be bound by the terms and conditions set out in the Reposit Supplier Agreement and the terms outlined in the Tenancy Agreement.

3.8 The New Tenant agrees the Inventory and Schedule of Condition dated (Initial inventory date) which took place at the start of the Agreement will be used to assess any damage at the end of the Tenancy or any extension of it and the New Tenant confirms they will accept and pay all agreed damages and any other costs for breach of the Tenancy.

3.9 The Original Tenant agrees not to allow the New Tenant to enter into occupation or possession of the whole or any part of the Property until completion of the Deed of Assignment.

3.10 This Deed is subject to the laws and the jurisdiction of the Court in England and Wales.

3.11 The singular includes the plural and the masculine includes the feminine.

4.0 SIGNATORIES

This document has been witnessed and dated as a Deed and delivered on (binding date)

LANDLORD(S)**SIGNED**

Date:

By the **LANDLORD(s)**
(or the Landlord's Agent)**SIGNED**

Date:

By the **LANDLORD(s)**
(or the Landlord's Agent)**ORIGINAL TENANT(S)****SIGNED**

Date:

**First Original
TENANT****SIGNED**

Date:

**Second Original
TENANT****SIGNED**

Date:

**Third Original
TENANT****SIGNED**

Date:

**Fourth Original
TENANT****NEW TENANT(S)****SIGNED**

Date:

**First New
TENANT****SIGNED**

Date:

**Second New
TENANT****SIGNED**

Date:

**Third Original
TENANT****SIGNED**

Date:

**Fourth Original
TENANT**In the presence of:- **(Witness who is independent and not related to either Tenant, Landlord or Guarantor).****NAME****ADDRESS****OCCUPATION****SIGNED**

Date: