

To change the Standard AST to No Deposit AST

If no deposit is taken then the tenancy will be outside the Housing Act 2004 requirements for tenancy deposit protection. The following changes provide a simple way of making such a change. IT ASSUMES THE TENANCY IS STILL AN AST. If it is contractual without a deposit apply these changes to the Contractual tenancy (some will already have been made.)

Further editing could be undertaken if desired (such as removing the relevant person and renumbering), but it is not necessary.

Clause	Action	Notes
1.1.2	You may choose to remove Post Tenancy details.	This is a requirement of the deposit schemes. As there is no deposit it can be removed but equally it could be useful information and can be left in.
1.1.4	Replace with 1.1.4 Relevant Person For this tenancy there is no Relevant Person.	As there is no deposit there can be no relevant person
1.8	Replace with: 1.8 Deposit 1.8.1 There is no deposit	There is no deposit and therefore the remaining sub-clauses should be deleted.
6	Replace with: 6 Tenancy Deposit Protection Prescribed Information 6.1 There is no prescribed information for this tenancy	The remaining sub-clause should be deleted
Signatures	Paragraph above Landlord's Signature replace with:	The Landlord or the Landlord's Agent sign this agreement to confirm acceptance of the terms within it and, the Landlord confirms that the information provided is accurate to the best of his knowledge and belief; and that the Tenant has had the opportunity to sign this document containing the information provided by the Landlord by way of confirmation that the information is accurate to the best of the Tenant's knowledge and belief.
	Paragraph above Tenant's Signature	The Tenant signs this agreement to confirm acceptance of the terms within it and, the Tenant confirms that the information provided is accurate to the best of his knowledge and belief.
	Remove signature for relevant person	