SAMPLE FOR DEMONSTRATION. The address, people and 'similar homes' are invented; the 'advertised now' figures are real, for a three bedroom house in Great Shelford, 19 November 2026. This is the optional summary a landlord serves on the tenant together with Form 4A, which follows.

Your rent from 1 February 2027

14 Sample Way, Great Shelford, CB22 3ZZ

For Sample Tenant, from Sample Landlord, 12 November 2026.

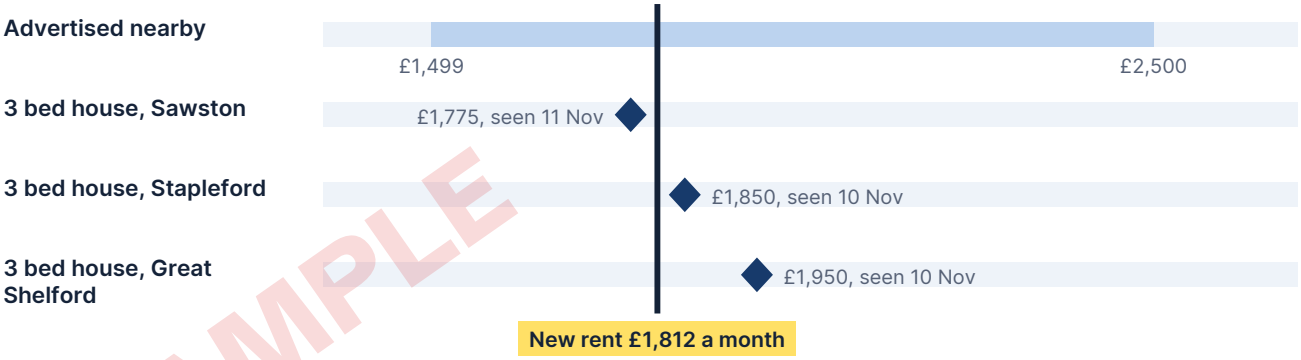
RENT NOW	NEW RENT	CHANGE (UP 5.0%)	STARTS ON
£1,725.00 a month	**£1,812.00 a month**	**+£87.00 a month**	**1 February 2027**

Why the rent is changing

I review the rent once a year by looking at what similar homes nearby rent for, and this summary shows the figures I looked at. Over the past year I replaced the gas boiler (March 2026), and repairs you reported were dealt with within a week. The rent has not changed since your tenancy began in February 2025.

What similar homes are advertised for now

Similar homes advertised to rent nearby now are mostly asking between £1,499 and £2,500 a month. The new rent of £1,812 a month is within that range. I also found 3 similar homes advertised nearby, asking £1,775 to £1,950 a month; 2 of them are asking more than the new rent.



SAMPLE

These are asking rents for new lettings, so a new tenancy could sometimes be agreed for less. The band shows the middle 80% of advertised rents.

To see what is advertised now yourself, search Rightmove or Zoopla.

What happens next

- This summary comes with Form 4A, the formal notice of the new rent. Form 4A explains your rights in full; this summary does not replace it.
- If you are happy with the new rent, there is nothing to do: please pay £1,812.00 a month from 1 February 2027, and update any standing order before then.
- Questions, or would you like to talk it through? Please contact Sample Landlord: landlord@example.com.

Your right to challenge: if you think the new rent is more than the home would let for on the open market, you can apply to the First-tier Tribunal (Property Chamber) to decide the rent. You must apply before 1 February 2027; Form 4A explains how. The tribunal cannot set a rent higher than the one proposed. Free, independent advice is available from Citizens Advice (citizensadvice.org.uk) and Shelter (england.shelter.org.uk).