

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> <<SS>>

Tenant: <<Tenant's name>> <>

Property: The bedsit known as <<bedsit>> at:

<<Address>>

<<Address>>

<<Address>>

together with the <<effects>> effects specified in the inventory signed by the parties

House: The house and garden <<of house>>

Term: A fixed term of << >> day of << >> 20 << >>. If, at the end of the fixed term, the Tenant has not received at least one calendar month's notice in writing from the Landlord, to terminate this Agreement, the Tenant shall continue as a contractual periodic tenancy. The period of the periodic tenancy will be the same as those for which rent is payable under this Agreement. The periodic tenancy will continue until the Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("Due Date" << >> day of every month). [The rent is inclusive of Council Tax].

1. LETTING

- 1.1 The Landlord lets and the Tenant occupies the Property for the Term at the Rent.
- 1.2 The Tenant may use the common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 1.3 The Tenant may use the common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 1.4 It is a condition of the tenancy that the occupants of the Property maintain the Property in accordance with the Housing Act 2014 at all times during the Term.

2. INTERPRETATION

- 2.1 Any obligation on the Tenant under this Agreement not to do an act or thing which is prohibited by law or by any other person to do such act or thing.
- 2.2 Whenever there is a dispute between the Landlord or the Tenant their obligation shall be against each of them jointly and

- 2.3 The Landlord and Tenant (Covenants) Act 1995 shall apply to this Agreement so that this Agreement should be enforceable by any Party in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay a sum of money includes an obligation to pay the sum of money plus any applicable Value Added Tax in accordance with the law in force at the time the sum of money is due.
- 2.5 A reference to a statute or statutory instrument in force for the time being is a reference to it as it is in force for the time being (including as amended, extended or re-enacted).

3. THE DEPOSIT

- 3.1 The Tenant must pay the Deposit (>> ("**Deposit**") to the Landlord or the Landlord's agent in accordance with the agreement.
- 3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord must hold the Deposit in accordance with an authorised scheme approved by the relevant authority under that Act.
- 3.3 The Deposit is paid in full in accordance with the performance of the Tenant's obligations under this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable costs incurred by the Landlord in the performance of the Tenant's obligations.
- 3.4 [The Deposit is to be held by the Landlord in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with an approved scheme.]
- 3.5 The Landlord has provided the Tenant with the information within 30 days of the Deposit being received by the Landlord in accordance with section 213(5) of the Housing Act 2004 as set out in the Prescribed Information Order 2007 (SI 2007/1004).
- 3.6 The Landlord and Tenant shall be paid to the Tenant (if any) accrued on the Deposit in accordance with the terms of the tenancy deposit scheme.
- 3.7 The Landlord shall repay the Deposit within 10 working days of the tenancy ending if the Landlord is not the responsible person for the tenancy deposit scheme.
- 3.8 The Landlord shall repay the Deposit within 20 working days of the tenancy ending if the Landlord is not the responsible person for the tenancy deposit scheme either that the Deposit is to be repaid in the sum of money demanded by the Landlord and Tenant or that the Deposit is to be repaid in the sum of money demanded by the Landlord and Tenant.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that the Tenant shall:

4.1 Rent, Council Tax

- 4.1.1 To pay the Rent to the Landlord on the Due Date without deduction or set off and by the means specified in writing by the Landlord.
- 4.1.2 [To pay the Council Tax to the relevant local authority].
- 4.1.3 To pay to the Landlord the charges in relation to the supply of (electricity, gas, water, sewerage) services to the Property and the charges for the use of any telephone, internet services and cable services at the Property and the necessary sums demanded by the Landlord.

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the service provided according to the duration of the tenancy. The charges or costs of this sub-clause include standing charges or Value Added Tax as well as any consumption.

4.1.4 Not to change the providers or metering equipment without the written consent of the Landlord.

4.1.5 Not to change the (s) allocated to the Property at the date of this Agreement.

4.1.6 To pay the telephone bill in respect of any television set at the Property.

4.1.7 If the Tenant has any television, receiver, video equipment, cable or satellite equipment, it must return to the hirer at the end of the tenancy.

4.1.8 To pay a fair share (as determined by the Landlord) of all charges in relation to the Property, including gas, water (including sewerage), electricity, telephone, communications services and cable services to the Property during the tenancy.

4.1.9 To pay the costs of replacing a key or security device to access the Property on receipt of written evidence of the costs incurred.

4.2 Repair and maintenance and contents

4.2.1 To use the Property in a careful and careful manner and not allow it to deteriorate or become dirty or in poor condition (including clean condition and tear).

4.2.2 To make good any damage caused to the Property (including the Landlord's fixtures and fittings) and any other property owned by the Tenant during the tenancy.

- a) any damage caused by the Tenant or any person acting on behalf of the Tenant set out in this Agreement;
- b) any damage caused by the negligence of the Tenant or any person acting on behalf of the Tenant without the Landlord's permission.

4.2.3 Subject to the terms specified in clause 7 to keep the items in the same condition as at the commencement of the tenancy (except for fair wear and tear).

4.2.4 Subject to the terms specified in clause 7 to ensure that all taps, sinks, baths, washbasins, domestic water heaters and drains, gullies, downpipes and gutters in or connected with the Property are kept clean and open and not to cause any damage or nuisance by the use of the Property.

4.2.5 To keep the Property at a reasonable level during the winter months to prevent frost damage to the property or the water pipes, drains, tanks and other fixtures caused by cold weather (so far as this is reasonably practicable).

4.2.6 To test all smoke and carbon monoxide alarms at the Property every month, to check each alarm when necessary and to report any failure of the alarms to the Landlord as soon as possible.

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4.2.7 (if any) at the Property and the House closed at any faults or problems with the fire doors or the landlord as soon as possible.

4.2.8 bulbs, batteries and electrical fuses within the defective.

4.2.9 written notice of any damage, destruction, loss or property or the House or their contents howsoever comes to the attention of the Tenant.

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4.2.11ancy to ensure that all linen (if any) is freshly have cleaned to a professional standard all duvets, carpets, upholstery, curtains and other Inventory and to have the carpets cleaned to a at least once in every twelve months throughout

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4.2.11 landlord or proper sanitary authority if disinfection required in consequence of the occurrence of any illness or infestation of rats, mice, fleas, the Property.

4.2.11 at least every 3 months and at the end of the ce any damaged or broken glass as soon as tenant, their family or visitors have caused the

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4.2.11 a proper receptacle and to ensure that rubbish is or on behalf of the local authority.

4.2.11 eration to the layout of the garden or to the shrubs, plants or turf.

4.2.11 nt of the Landlord to remove from the Property ed in the Inventory otherwise than for necessary written notice shall be given to the Landlord).

4.3 Access

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4.3.11 or the owner of the House or their respective their written authority together with any workmen ces to enter the Property at reasonable times of condition and state of repair and to carry out any provided that the Landlord has given reasonable (the work to be undertaken) beforehand and not struct any such persons.

4.3.21 cy to allow the Landlord or anyone with their Property at any time and without notice.

4.3.31 ys of the tenancy to allow the Landlord and/or and view the Property with prospective tenants or ple times of the day and subject to reasonable s).

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4.3.41 and/or their agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy.

4.4

Use

- 4.4.1 The Property shall be used as a private home only and not to carry on any business at the Property.
- 4.4.2 The Tenant shall not use the Property which may be a nuisance to or cause annoyance to the Landlord or the tenants or other adjoining property.
- 4.4.3 The Tenant shall not use the Property for any illegal or immoral purposes.
- 4.4.4 The Tenant shall not use the Property in a way which contravenes a restriction on the Landlord's freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.
- 4.4.5 The Tenant shall not store any dangerous or inflammable substance to the Property apart from those needed for general household use.
- 4.4.6 The Tenant shall not display any notice or advertisement that is visible from outside the Property.
- 4.4.7 The Tenant shall not keep on the Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.8 The Tenant shall not leave the Property unoccupied for more than 21 consecutive days without notice to the Landlord.
- 4.4.9 The Tenant shall not use the Property.
- 4.4.10 The Tenant shall not be bound by any planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.
- 4.4.11 The Tenant shall not require any special permission in respect of the Property.
- 4.4.12 The Tenant shall not sublet the Property or any part of the Property and not permit any person to have or share occupation of the Property or any part of the Property.
- 4.4.13 The Tenant shall not permit any person to occupy the Property as a lodger.
- 4.4.14 The Tenant shall not be required to satisfy the "right to rent" checks required to satisfy the "right to rent" under the Immigration Act 2014 in relation to any sub-tenant or lodger the Tenant grants, whether authorised by the Landlord or not.
- 4.4.15 The Tenant shall not use any insurance policy which may make void or voidable any policy of insurance covering the House or the Property or the contents (details of which have been provided to the Tenant).
- 4.4.16 The Tenant shall not remove the keys and/or security device to access the Property.
- 4.4.17 The Tenant shall not make any duplicate keys to the House or the Property or remove or add any new locks to the House or the Property.
- 4.4.18 The Tenant shall not interfere with the appearance, structure, exterior or contents of the House or the Property or the arrangement of the furniture or effects belonging to the Landlord.
- 4.4.19 The Tenant shall not affix anything to the walls or damage the floors, ceilings or drains of the House or the Property and not to interfere with the electrical wiring, plumbing or gas installation at the Property.

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4.4.2 in or affix to the House or the Property any sign or advertisement or any other thing on any external wall or window or on any external aerial without the prior consent in writing of the Landlord.

4.4.2 The Tenant shall not hang any clothes, washings, place any items or hang any washing in or on any part of the exterior of the House.

4.4.2 The Tenant shall not place on the Property or the House any soft furnishings, fixtures or fittings which do not comply with fire safety laws and regulations.

4.4.2 The Tenant shall not tamper with any fire prevention and fire control equipment (including any fire alarm and health and safety equipment) provided at or in the Property without the prior consent of the Landlord.

4.4.2 The Tenant shall not block the escape or prop open or otherwise tamper with any fire door at the Property and the House.

4.4.2 The Tenant shall not leave on or at the Property and the House any bicycles, motor vehicles or other items so as to block any of the Common Parts or any other designated store as may be determined by the Landlord (from time to time).

4.4.2 The Tenant shall observe any house rules which the Landlord or its agents may from time to time make in the interests of good management of the Property.

4.5 **Notice**

4.5.1 The Tenant shall, on receipt of any notice, direction or order affecting or relating to the Property, to deliver a copy of such notice to the Landlord and to do anything as a result of the notice, direction or order as is reasonably required to do so by the Landlord.

4.5.2 The Tenant shall, on receipt, within 7 days of receipt, any post or other communication to the Property, addressed to them.

4.5.3 The Tenant shall comply with such checks and inspections as are reasonably required by the Landlord, its agents or the "right to rent" of all adult occupiers of the Property.

4.5.4 The Tenant shall ensure that every occupier of the Property has a time-limited "right to rent" and shall provide the Landlord such proof of their continued "right to rent" as is reasonably required by the Landlord from time to time.

4.5.5 The Tenant shall notify promptly if the immigration status of any adult occupier of the Property changes such that the "right to rent" is lost.

4.6 **End of tenancy**

4.6.1 The Tenant shall ensure that the Property is left in a good state of repair and clean and tidy so that the Property is ready for re-occupation.

4.6.2 The Tenant shall vacate the Property on the last day of the tenancy or the day specified by the Landlord or the Landlord's agent on the last day of the tenancy.

4.6.3 If the Tenant's belongings have not been removed from the Property by the end of the tenancy, the Landlord shall take reasonable steps to remove them. If, within [14] days from the end of the tenancy, the Tenant's belongings have not been collected, the Landlord shall be entitled to remove and dispose of the goods.

4.7 **Landlord's obligations**

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To pay
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and expenses incurred by the Landlord, to remedy
t by the Tenant and to enforce the terms of this
t.

5. LATE PAYMENT

If any Rent
shall have b
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ement be in arrears for 14 days after the same
nally demanded or not), interest at 3% above the
payable by the Tenant.

6. FORFEITURE

If the Rent is
has been a s
if the Tenant
an end) and
Landlord will

e (whether formally demanded or not), or if there
of the Tenant's obligations in this Agreement, or
e Landlord may forfeit the tenancy (i.e. bring it to
e Property. The other rights and remedies of the

(Note: This cl
Act 1977. The
made an orde

ghts of the Tenant under the Protection from Eviction
Property or evict a Tenant without a court having first

The Landlord
writing of the
has expired)
Property befo
set out in Sch

ant from the Property by giving the Tenant notice in
ession order (even after the Term of this Agreement
der. The court will only order the Tenant to leave the
one of the following reasons is proved (being grounds
1988):

Ground 2: tha
tenancy and t

a mortgage or charge granted before the start of the
cise a power of sale requiring vacant possession.

Ground 7: th
agreement ha

and their rights and obligations under the tenancy
survivors.

Ground 7A: th

esiding at the Property commits anti-social behaviour.

Ground 7B: th
as a result of

nts or occupiers in the Property have no 'right to rent'

Ground 8: tha
proceedings t
weeks' rent u
unpaid if rent
arrears if rent
arrears if rent

ce of notice of the landlord's intention to commence
time of the court hearing there is (a) at least eight
le weekly or fortnightly, (b) at least two months' rent
at least one quarter's rent more than three months in
at least three months' rent more than three months in

Ground 10: t
landlord's int
begun.

standing both at the date of service of notice of the
eedings and on the date on which proceedings are

Ground 11: th

ly delayed paying rent.

Ground 12: th

ancy has been broken or not performed.

Ground 13: th
the behaviour

erty or the common parts has deteriorated because of
person living there.

Ground 14: th
conduct which
convicted of u
committed an

living at or visiting the property (a) has been guilty of
nuisance or annoyance to neighbours or (b) has been
ng it to be used for immoral or illegal purposes or has
the locality of, the property.

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Ground 15: the
by the tenant

Ground 17: the
knowingly or

niture has deteriorated because it has been ill-treated
property.

ed to grant the tenancy by a false statement made
ant or a person acting at the tenant's instigation.

7. THE LANDLORD'S OBLIGATIONS

The Landlord shall:

7.1 That the Tenant shall have the right to possess and enjoy the Property during the term of the tenancy without interference from the Landlord or any person claiming under the Landlord.

7.2 To repair the Property and to keep the Property in good and substantial repair and to pay the Rent payable for any period during which the Property is uninhabitable provided that the Property has not been rendered uninhabitable by the wilful destruction or negligence of the Tenant.

7.3 To repair and maintain the exterior of the Property including drains, gutters and external walls.

7.4 To repair and maintain the working order the apparatus in the Property for the supply of electricity and all sanitary apparatus and the central heating system.

7.5 To comply with the Landlord's obligations in The Smoke and Carbon Monoxide Regulations 2015 relating to the provision and maintenance of carbon monoxide alarms.

7.6 That the Landlord shall be obliged to repair damage to the Property where the cost of repairs under any insurance policy maintained by the Landlord at this exception will not apply if the Landlord is not liable to proceed because of the Tenant's acts or default or the acts or default of any visitor.

8. [TERMINATION]

8.1 The Landlord shall give not less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the date of the notice.

8.2 The Tenant shall give not less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the date of the notice.

9. NOTICES

9.1 Under the Landlord and Tenant Act 1987 the Tenant is hereby notified that any notices in proceedings) must be served on the Landlord at the following address:

<< 2 >>
<< 2 >>
<< 2 >>

9.2 [If the Tenant is not the Landlord, they must also send a copy to the Landlord at the following address:

<<
<<
<<

9.3 The L shall give notice on the Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England.

SIGNED by

<<Name of Landlord
Landlord

SIGNED by

<<Name of Tenant(s)
Tenant(s)