AGREEMENT dated the << >>

Landlord: << Landlord's name:

Tenant(s): << Tenant's name>>

<<Tenant's name>>

<<Tenant's name>>

Property: The flat at:

<<Address>>
<<Address>>
<<Address>>

together with the fix by the parties ("Inve

Block: The building and gr

Term: A fixed term of <<

the end of the fixed month's notice in terminate this Agre tenancy. The period those for which re periodic tenancy will tenancy to an end in

Rent: [£ << >> per calen

month ("Due Date")

OR

[£<< >> per acade <<date>> (each a "

1. LETTING

- 1.1 The Landlord lets a
- 1.2 The Tenant may us leading to the Prope
- 1.3 It is a condition of the a "right to rent" as a Term.
- 1.4 No other person not

2. INTERPRETATION

Any obligation on includes an obligati thing.

ss>>

> [and

> and

>]

s specified in the inventory signed

e of block of flats>>

>> day of << >> 20 << >>. If, at not received at least one calendar last day of the fixed term, to continue as a contractual periodic iodic tenancy will be the same as able under this Agreement. The Landlord or the Tenant brings the poissons of this Agreement.

vance on the << >> day of every nancy

ance on <<date>>, <<date>> and m of the tenancy]

Property for the Term at the Rent.

corridors, staircase, and lift (if any)

occupiers of the Property maintain on Act 2014 at all times during the

wed to live in the Property.

ement not to do an act or thing another person to do such act or

1

nished Flat.

- 2.2 Whenever there is Tenant their obliga against each of ther
- 2.3 The Landlord and enforceable by any Parties) Act 1999.
- 2.4 An obligation in thi Value Added Tax in
- 2.5 A reference to a st force for the time be

3. THE DEPOSIT

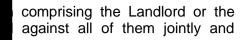
- 3.1 The Tenant must p the Landlord's agen
- 3.2 The Deposit is a "te Act 2004. The Lan authorised scheme
- 3.3 The Deposit is paid in this Agreement. for the reasonable of
- 3.4 [The Deposit is to Tenancy Deposit Protection of the Deposit is to Tenancy Deposit Protection of the Tenancy Depo
- 3.5 The Landlord has p received the inform 2004 as set out in Order 2007 (SI 200)
- 3.6 The Landlord and shall be paid to the
- 3.7 The Landlord shall ending if the Landlo
- 3.8 The Landlord shall within 20 working do be repaid in the suparties are in disput

4. THE TENANT'S COVENA

The Tenant agrees with the

4.1 Rent, Council Tax

- 4.1.1 To pay the off and by Landlord.
- 4.1.2 To pay the (
- 4.1.3 To pay to the electricity, g



that this Agreement should be of the Contracts (Rights of Third

ney includes an obligation to pay

ion is a reference to it as it is in ed, extended, or re-enacted).

>> ("**Deposit**") to the Landlord or greement.

d in section 213(8) of the Housing e Deposit in accordance with an hat Act.

mance of the Tenant's obligations e Deposit to compensate themself a Tenant of those obligations.

in accordance with an approved me.] [The Deposit is to be held by

ithin 30 days of the Deposit being ection 213(5) of the Housing Act Deposits) (Prescribed Information)

st (if any) accrued on the Deposit

10 working days of the tenancy or part of the Deposit.

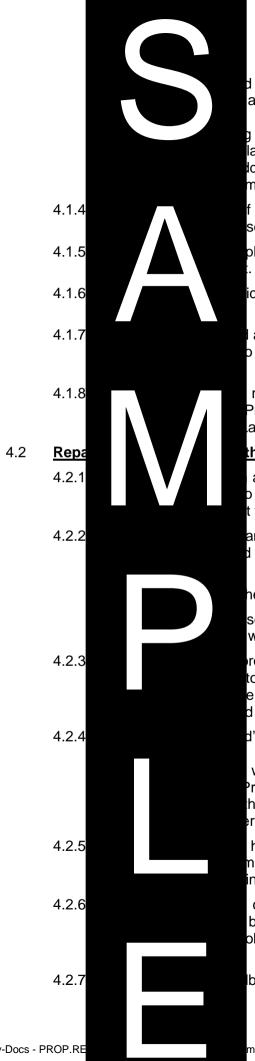
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.

Due Date without deduction or set to the Tenant in writing by the

rty to the relevant local authority.

charges in relation to the supply of ewerage) services to the Property





to pay all charges for the use of any telephone at the Property during the tenancy. Where demanded by the service provider will be to the duration of the tenancy. The sums lause include standing charges or other similar ded Tax as well as any charges which may be mption.

f the service providers or metering equipment sent of the Landlord.

phone number(s) allocated to the Property at the

icence fee in respect of any television set at the

any television, receiver, video equipment, cable b arrange for its return to the hirer at the end of

reasonable costs of replacing a key or security Property upon receipt of written evidence of the andlord.

the Property and contents

a reasonable and careful manner and not allow b keep the interior of the Property in good and t for fair wear and tear).

amage caused to the Property (including the fittings) or to any other property owned by the

he obligations set out in this Agreement; and

se by or negligence of the Tenant or any person with the Tenant's permission.

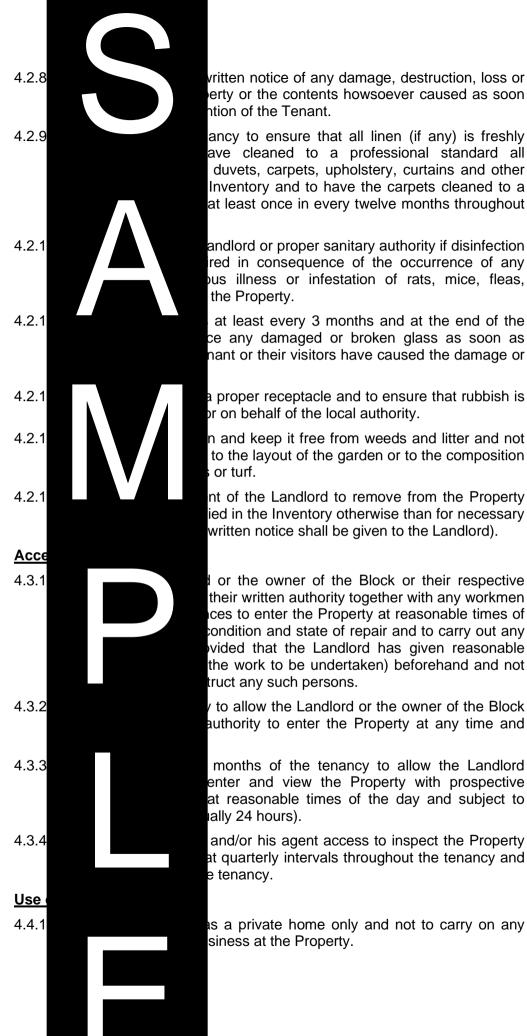
rd's obligations in clause 7 to keep the items tory clean and in the same condition as at the e tenancy (except for fair wear and tear and d risk).

d's obligations in clause 7 to ensure that all taps. WCs, cisterns, domestic water heaters and with drains, gullies, downpipes and gutters in or Property are kept clean and open and not to he pipes, wires, conduit fittings or appliances rving the Property.

heated to a reasonable level during the winter nage to the Property or the water pipes, drains, ing apparatus by cold weather.

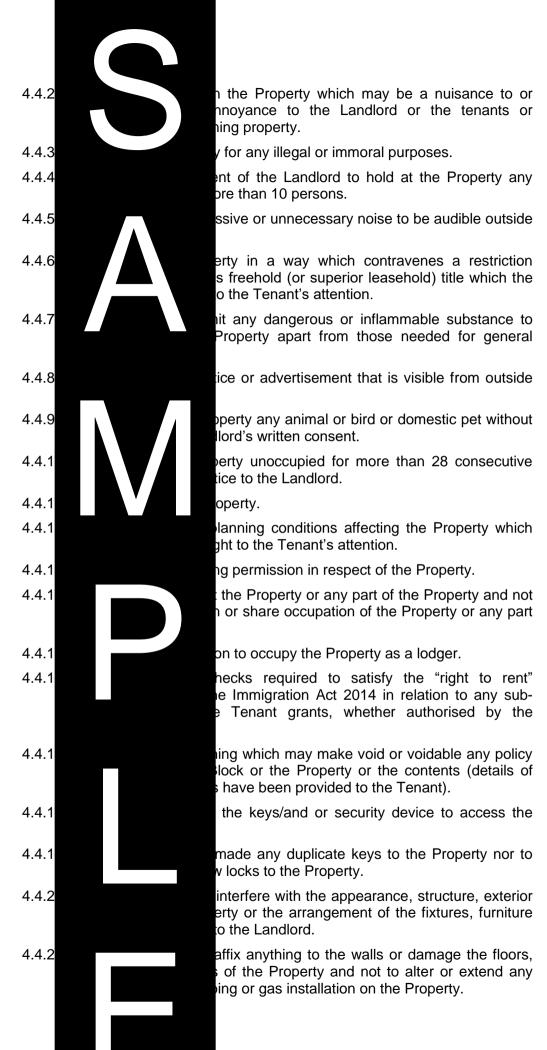
carbon monoxide alarms at the Property every batteries in each alarm when necessary and to oblems with the alarms to the Landlord as soon

bs, batteries and electrical fuses which become

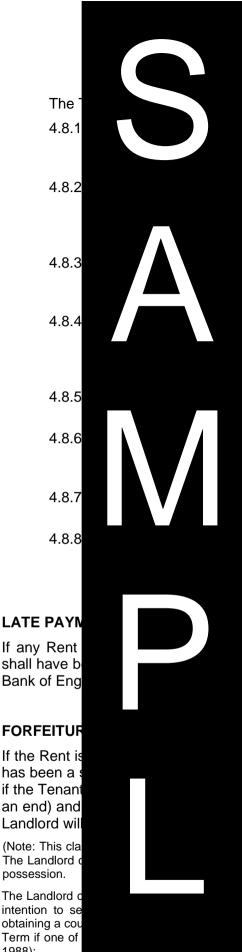


4.4

4.3



| | 4.4.2 | | in or affix to the Property any satellite dish or the prior consent in writing of the Landlord. |
|-----|------------------------|---|--|
| | 4.4.2 | | ngings, place any items or hang any washing in f the Block. |
| | 4.4.2 | | scape or paths, drives, hall, corridors, staircase, ne Block. |
| | 4.4.2 | Λ | aths, drives, hall, corridors, staircase and lift (if which the Tenant is permitted to use by way of a sement. |
| | 4.4.2 | | ther occupiers in the Block to keep the paths, staircase and lift (if any) clean and tidy. |
| | 4.4.2 | | gulations which the owner of the Block, its agents company for the Block may from time to time of good management of the Block. |
| 4.5 | Notic | | |
| | 4.5.1 | | ipt of any notice, direction or order affecting or e Property, to deliver such a copy of such notice not to do anything as a result of the notice, ss reasonably required by the Landlord. |
| | 4.5.2 | | dlord, within 7 days of receipt, any post or other Property, addressed to them. |
| | 4.5.3 | | by the Landlord to comply with such checks and into as are reasonably required by the Landlord, ent" of all adult occupiers of the Property. |
| | 4.5.4 | | pier of the Property has a time-limited "right to Landlord such proof of their continued "right to required by the Landlord from time to time. |
| | 4.5.5 | | promptly if the immigration status of any adult ty changes such that the "right to rent" is lost. |
| 4.6 | <u>End</u> | | |
| | 4.6.1 | | ncy to remove the Tenant's belongings from the Property clean and tidy so that the Property is -occupation. |
| | 4.6.2 | | andlord or the Landlord's agent on the last day of the Property. |
| | 4.6.3 | | gings shall not have been removed from the the tenancy, the Landlord shall take reasonable enant to notify them. If, within [14] days from the e Tenant's belongings have not been collected, titled to remove and dispose of the goods. |
| 4.7 | Land | | |
| | To pa any t Agre | | nd expenses incurred by the Landlord, to remedy t by the Tenant and to enforce the terms of this t. |
| 4.8 | [<u>Duti</u> | | Itiple Occupation (HMOs) Regulations |



n a way that will not hinder or frustrate the per in the performance of their duties imposed by n of an HMO licence (if applicable):

d/or manager, for any purpose connected with ny duty imposed on them by legislation or a cence (if one applies), at all reasonable times to

and/or manager, at their request, with any such by reasonably require for the purpose of carrying

to avoid causing damage to anything which the ger is under a duty to supply, maintain or repair ed on them by legislation or a condition of an plies);

itter in accordance with the arrangements made manager; [and]

sonable instructions of the Landlord and/or any means of escape from fire, the prevention of equipment[.] [; and] [;]

tions of the licence annexed to this Agreement;

ditions specified in the licence annexed limiting ants in each bedroom [as follows: <<Specify

ment be in arrears for 14 days after the same hally demanded or not), interest at 3% above the payable by the Tenant.

6.

5.

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

(Note: This cla The Landlord of possession.

The Landlord of intention to se obtaining a cou Term if one of 1988):

Ground 2: that and the lender

Ground 7: that

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

of the Tenant under the Protection from Eviction Act 1977. vict a Tenant without a court having first made an order for

m the Property by giving the Tenant notice in writing of his after the Term of this Agreement has expired) and by der the Tenant to leave the Property before the expiry of the d (being grounds set out in Schedule 2 to the Housing Act

hortgage or charge granted before the start of the tenancy of sale requiring vacant possession.

rights and obligations under the tenancy agreement have

been passed of

Ground 7A: tha

Ground 7B: the of their immigra

Ground 8: that for possession rent is payable least one quart months' rent m

Ground 10: that intention to con

Ground 11: tha

Ground 12: tha

Ground 13: that behaviour of the

Ground 14: that which is or is lithe property or offence in, or in

Ground 15: that tenant or some

Ground 17: that recklessly by e

7. THE LANDL

The Landlor

- 7.1 That tenar unde
- 7.2 To re Properties
- 7.3 To re
- 7.4 To re supp heati
- 7.5 To d Mond testin
- 7.6 That Land by the cann or the

8. [TERMINAT

8.1 The any t

ng at the Property commits anti-social behaviour.

r occupiers in the Property have no 'right to rent' as a result

notice of the landlord's intention to commence proceedings learing there is (a) at least eight weeks' rent unpaid where ast two months' rent unpaid if rent is payable monthly, (c) at this in arrears if rent is payable quarterly or (d) at least three rs if rent is payable yearly.

ting both at the date of service of notice of the landlord's le date on which proceedings are begun.

layed paying rent.

has been broken or not performed.

ty or the common parts has deteriorated because of the ring there.

g at or visiting the property (a) has been guilty of conduct nnoyance to neighbours or (b) has been convicted of using imoral or illegal purposes or has committed an arrestable

re has deteriorated because it has been ill-treated by the

grant the tenancy by a false statement made knowingly or ing at the tenant's instigation.)

y possess and enjoy the Property during the tion from the Landlord or any person claiming ord.

Rent payable for any period during which the inhabitable provided that the Property has not he wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

rking order the apparatus in the Property for the tricity and all sanitary apparatus and the central

ord's obligations in The Smoke and Carbon Regulations 2015 relating to the provision and nonoxide alarms.

ed to repair damage to the Property where the of repairs under any insurance policy maintained at this exception will not apply if the Landlord proceeds because of the Tenant's acts or default rs.

ess than << 2 >> months prior written notice at ent provided that such notice must expire on the dust not expire sooner than << 6>> months

from

8.2 The time day of the st

than << 2 >> months prior written notice at any rovided that such notice must expire on the last ust not expire sooner than << 6>> months from

9. NOTICES

- 9.1 Unde notific
 - <<
 - <<
 - <<
- 9.2 [If the the L
 - <<
 - << <<
- 9.3 The I

llord and Tenant Act 1987 the Tenant is hereby notices in proceedings) must be served on the following address:

on the Landlord, they must also send a copy to lowing address:

notice on the Tenant at the Property.

10. JURISDICTI

This Agreem

SIGNED by <<Name of Landlord Landlord

SIGNED by <<Name of Tenant> Tenant

SIGNED by <<Name of Tenant>

SIGNED by <<Name of Tenant> Tenant

the law of England.

HMO LICENCE(S)]