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3. [THE DEPOSIT

- 3.1 The Tenant must pay the Deposit to the Landlord's agent
- 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 approved scheme under that Act.
- 3.3 The Deposit is paid in accordance with the terms of this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable cost of the performance of the Tenant's obligations under this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable cost of the performance of the Tenant's obligations under this Agreement.
- 3.4 [The Deposit is to be held in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with the Deposit Protection Plan (DPP) under the Deposit Protection Act 2005.]
- 3.5 The Landlord has provided the Tenant with the information required by section 213(5) of the Housing Act 2004 as set out in the Landlord's Information Pack (the "Information Pack") (Prescribed Information) within 30 days of the Deposit being received by the Landlord.
- 3.6 The Landlord and Tenant shall be jointly and severally liable for any interest (if any) accrued on the Deposit during the tenancy.
- 3.7 The Landlord shall return the Deposit to the Tenant within 10 working days of the tenancy ending if the Landlord is not liable for any loss or damage to the Property.
- 3.8 The Landlord shall return the Deposit to the Tenant within 20 working days of the tenancy ending if the Landlord is liable for any loss or damage to the Property. The Landlord shall be repaid in the sum of the Deposit less any amount payable by the Tenant. If the parties are in dispute as to the amount to be repaid, the Landlord shall be repaid in the sum of the Deposit less any amount payable by the Tenant.

>> ("Deposit") to the Landlord or the Landlord's agent in accordance with the terms of this Agreement.

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within 30 days of the Deposit being received by the Landlord. The Landlord shall provide the Tenant with the Information Pack (Prescribed Information) within 30 days of the Deposit being received by the Landlord.

st (if any) accrued on the Deposit during the tenancy.

within 10 working days of the tenancy ending if the Landlord is not liable for any loss or damage to the Property.

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4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

- 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 Landlord.
 - 4.1.2 To pay all Council Tax to the Landlord in accordance with the Council Tax Authority's demand to pay because the Tenant is the sole or joint occupier of the Property.
 - 4.1.3 To pay to the Landlord the charges in relation to the supply of (water, gas, electricity, gas, sewerage) services to the Property during the tenancy. The Landlord shall be liable for the charges for the use of any telephone or other communication services during the tenancy. Where necessary for the proper enjoyment of the Property, the charges payable by the service provider will be apportioned between the Landlord and the Tenant in proportion to the duration of the tenancy. The sums payable by the Tenant shall include any standing charges or other similar charges which may be payable by the Tenant as well as any charges which may be payable by the Landlord.
 - 4.1.4 Not to charge the Landlord for the supply of services by service providers or metering equipment without the written consent of the Landlord.
 - 4.1.5 Not to change the use of the Property or any part of the Property (s) allocated to the Property at the date of this Agreement.

Due Date without deduction or set off and by the Landlord.

notify the Landlord in respect of any change in the use of the Property. If the Tenant is the sole or joint occupier of the Property, the Landlord becomes obliged to pay Council Tax for the Property if the Tenant is the sole or joint occupier of the Property.

charges in relation to the supply of (water, gas, electricity, gas, sewerage) services to the Property during the tenancy. The Landlord shall be liable for the charges for the use of any telephone or other communication services during the tenancy. Where necessary for the proper enjoyment of the Property, the charges payable by the service provider will be apportioned between the Landlord and the Tenant in proportion to the duration of the tenancy. The sums payable by the Tenant shall include any standing charges or other similar charges which may be payable by the Tenant as well as any charges which may be payable by the Landlord.

providers or metering equipment without the written consent of the Landlord.

(s) allocated to the Property at the date of this Agreement.

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4.1.6 licence fee in respect of any television set at the

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

4.2 **Repairs to the Property and contents**

4.2.1 in a reasonable and careful manner and not allow
to keep the interior of the Property in good and

4.2.2 damage caused to the Property (including the
and fittings) or to any other property owned by the

the obligations set out in this Agreement;
by or negligence of the Tenant or any person
with the Tenant's permission.

4.2.3 Landlord's obligations in clause 7 to keep the items
storey clean and in the same condition as at the
the tenancy and to make good or replace with
of equal value such as may be lost, broken
the option of the Landlord, to pay compensation to

4.2.4 Landlord'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
the pipes, wires, conduit fittings or appliances
serving the Property.

4.2.5 heated to a reasonable level during the winter
damage to the Property or the water pipes, drains
heating apparatus by cold weather.

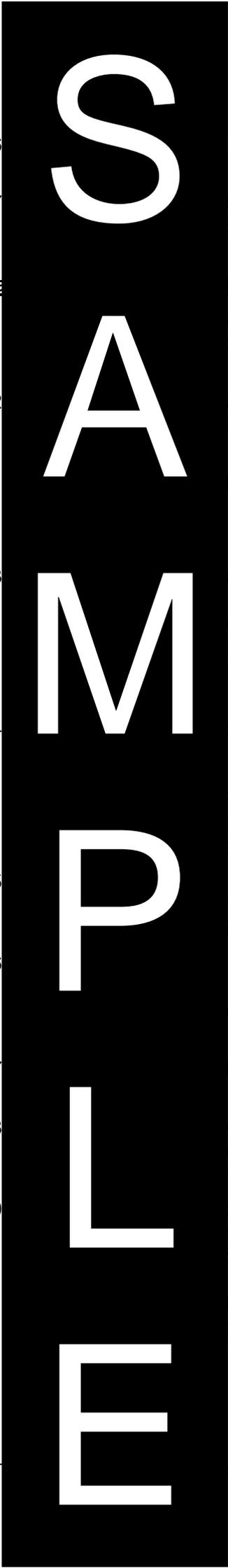
4.2.6 install carbon monoxide alarms at the Property every
batteries in each alarm when necessary and to
problems with the alarms to the Landlord as soon

4.2.7 bulbs, batteries and electrical fuses which become

4.2.8 give written notice of any damage, destruction, loss or
Property or the contents howsoever caused as soon
after the occasion of the Tenant.

4.2.9 give to the Tenant written notice of any failure to carry
out such repairs within a reasonable period of
time or immediately in the case of an emergency
the Landlord or his agents and workmen shall be entitled
to perform the said works the cost of which will be
borne by the Landlord upon demand.

4.2.10 ensure that all linen (if any) is freshly
professionally cleaned all bedspreads, blankets,



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stery, curtains and other articles set out in the substituted for the same which shall be shown by tory to have been soiled during the tenancy but the carpets professionally cleaned at least once in throughout the tenancy.

4.2.1 Landlord or proper sanitary authority if disinfection required in consequence of the occurrence of any infectious illness or infestation of rats, mice, fleas, on the Property and (if the problem has been caused by the tenant, his family or visitors) to bear the cost of any disinfection and further to pay for the cost of redecoration and to replace or pay for the replacement of any articles destroyed on account of such infection, infestation

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4.2.1 to be replaced at least every 3 months and at the end of the tenancy to replace any damaged or broken glass as soon as possible and if the tenant, his family or visitors have caused the damage to be replaced

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4.2.1 to provide a proper receptacle and to ensure that rubbish is disposed of properly or on behalf of the local authority.

4.2.1 to maintain and keep it free from weeds and litter and not to alter the layout of the garden or to the composition of the lawn or turf.

4.2.1 at the request of the Landlord to remove from the Property any articles listed in the Inventory otherwise than for necessary repairs and written notice shall be given to the Landlord).

4.3 **Access**

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4.3.1 The Landlord or the owner of the Block or their respective agents or their written authority together with any workmen shall have the right to enter the Property at reasonable times of the day to inspect the condition and state of repair and to carry out any repairs or alterations (provided that the Landlord has given reasonable notice of the work to be undertaken) beforehand and not to obstruct any such persons.

4.3.2 The tenant shall be obliged to allow the Landlord or the owner of the Block or their agents or their written authority to enter the Property at any time and to carry out any such work.

4.3.3 The Landlord or the owner of the Block or their agents or their written authority shall have the right at any time of the day to allow the Landlord and/or his agents or their written authority to view the Property with prospective tenants or agents at reasonable times of the day and subject to reasonable notice.

4.3.4 The Landlord or the owner of the Block or their agents or their written authority shall have the right to allow the Landlord and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and to carry out any such work.

4.4 **Use**

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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 ... on the Property which may be a nuisance to or annoyance to the Landlord or the tenants or ... ing property.
- 4.4.3 ... y for any illegal or immoral purposes.
- 4.4.4 ... erty in a way which contravenes a restriction ... s freehold (or superior leasehold) title which the ... o the Tenant's attention.
- 4.4.5 ... mit any dangerous or inflammable substance to ... Property apart from those needed for general
- 4.4.6 ... ice or advertisement that is visible from outside
- 4.4.7 ... roperty any animal or bird or domestic pet without ... llord's written consent.
- 4.4.8 ... roperty unoccupied for more than 21 consecutive ... tice to the Landlord.
- 4.4.9 ... roperty.
- 4.4.1 ... lanning conditions affecting the Property which ... ght to the Tenant's attention.
- 4.4.1 ... ng permission in respect of the Property.
- 4.4.1 ... t the Property or any part of the Property and not ... n or share occupation of the Property or any part
- 4.4.1 ... on to occupy the Property as a lodger.
- 4.4.1 ... hecks required to satisfy the "right to rent" ... e Immigration Act 2014 in relation to any sub- ... e Tenant grants, whether authorised by the
- 4.4.1 ... ing which may make void or voidable any policy ... lock or the Property or the contents (details of ... es have been provided to the Tenant) or which ... sed premium to be payable and to repay to the ... all sums from time to time paid by way of ... and all expenses incurred by the Landlord in ... l of such policy made necessary by a breach of
- 4.4.1 ... made any duplicate keys to the Property nor to ... ew locks to the Property without the previous ... Landlord (except in emergency) and the Tenant ... full set of keys to the new locks shall at the ... rovided to the Landlord or the Landlord's agent.
- 4.4.1 ... interfere with the appearance structure, exterior ... erty or the arrangement of the fixtures, furniture ... to the Landlord.
- 4.4.1 ... affix anything to the walls or damage the floors, ... s of the Property and not to alter or extend any ... ing or gas installation on the Property.

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4.4.1 in or affix to the Property any satellite dish or
at the prior consent in writing of the Landlord.

4.4.2 hangings, place any items or hang any washing in
of the Block.

4.4.2 regulations 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 to do so by the Landlord.

4.5.2 dlord, within 7 days of receipt, any post or other
Property, addressed to them.

4.5.3 y the Landlord to comply with such checks and
nts 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
e 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
y changes such that the “right to rent” is lost.

4.6 **End**

4.6.1 ncy to remove the Tenant’s belongings from the
e Property clean and tidy so that the Property is
-occupation.

4.6.2 andlord or the Landlord’s agent on the last day of
o the Property and if the Tenant fails to comply
the Landlord shall have the right to change all
roperty at the Tenant’s expense.

4.6.3 ings or any items belonging to members of the
shall not have been removed from the Property at
t

g items prevent the Landlord from re-letting the
y the Landlord damages at the rate equal to the
ble for the Property until the Tenant shall have
ch items; and

ils to remove the goods in a reasonable time the
e entitled to remove the goods and the Tenant
mnify the Landlord for all reasonable expenses
removal and/or storage or disposal of the goods.

4.7 **Land**

4.7.1 dlord against all reasonable costs and expenses
h of this Agreement by the Tenant.

4.7.2 dlord in respect of all reasonable costs incurred
forcing the terms of this Agreement against the

4.7.3

expenses incurred by the Landlord in preparing

under section 146 of the Law of Property Act 1925
is avoided without a court order;

dilapidations recording the Tenant's default as
state of the property at the end of the tenancy.

5. LATE PAYMENT

If any Rent shall
have become due
rate of Barclay

shall be in arrears for 7 days after the same shall
demanded or not), interest at 2% above the base
rate payable by the Tenant.

6. FORFEITURE

If the Rent is not
has been a sum
if the Tenant
an end) and
the Landlord

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

(Note: This clause
Act 1977. The
made an order

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

The Landlord
writing of his
expired) and
court will only
following reasons

evict a Tenant from the Property by giving the Tenant notice in
eviction order (even after the Term of this Agreement has
expired). If this tenancy is an assured shorthold tenancy the
Landlord may only evict the Tenant from the Property before the expiry of the Term if one of the
grounds set out in Schedule 2 to the Housing Act 1988):

Ground 2: that
tenancy and that

there is a mortgage or charge granted before the start of the
tenancy which gives the mortgagee or chargee a power of sale requiring vacant possession.

Ground 7: that
have been paid

the Tenant's rights and obligations under the tenancy agreement

Ground 7A: that

the Tenant residing at the Property commits anti-social behaviour.

Ground 7B: that
as a result of

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

Ground 8: that
proceedings for
weeks' rent unpaid
unpaid if rent
in arrears if rent
in arrears if rent

the Tenant, after the service of notice of the landlord's intention to commence
proceedings, has failed to pay the rent due at the time of the court hearing there is (a) at least eight
weeks' rent unpaid or (b) at least two months' rent unpaid or (c) at least one quarter's rent more than three months in
arrears or (d) at least three months' rent more than three months in arrears.

Ground 10: that
landlord's intention
begun.

the Tenant, after the service of notice of the landlord's intention to commence
proceedings, has failed to pay the rent due at the time of the court hearing there is (a) at least eight
weeks' rent unpaid or (b) at least two months' rent unpaid or (c) at least one quarter's rent more than three months in
arrears or (d) at least three months' rent more than three months in arrears.

Ground 11: that

the Tenant has failed to pay the rent due at the time of the court hearing there is (a) at least eight
weeks' rent unpaid or (b) at least two months' rent unpaid or (c) at least one quarter's rent more than three months in
arrears or (d) at least three months' rent more than three months in arrears.

Ground 12: that

the Tenant's tenancy has been broken or not performed.

Ground 13: that
the behaviour

the Tenant or any person living at the Property or the common parts has deteriorated because of
the behaviour of the Tenant or any person living there.

Ground 14: that
conduct which

the Tenant living at or visiting the property (a) has been guilty of
conduct which causes or is likely to cause nuisance or annoyance to neighbours or (b) has been

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convicted of u
committed an

ing it to be used for immoral or illegal purposes or has
the locality of, the property.

Ground 15: th
by the tenant

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

Ground 17: t
knowingly or

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

7. THE LANDLORD'S OBLIGATIONS

The Landlord

7.1 That the
tenant
under

may possess and enjoy the Property during the
tenancy from the Landlord or any person claiming
under the Landlord.

7.2 To repair
the Property
if it has
been

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

the exterior of the Property including drains, gutters

7.4 To repair
supply
heating

in 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
testin

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
by the
cannot
or the

is not 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 insured or the repairs are not covered by the insurance proceeds because of the Tenant's acts or default
or those of any visitor.

8. [TERMINATION]

8.1 The
any t
last d
from

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

8.2 The
time
day o
the s

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

9. NOTICES

9.1 Unde
notifi
Land

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:

<< >>
<< >>
<< >>

9.2 [If the

Landlord, they must also send a copy to

A

M

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L

E

the L... following address:

<<
<<
<<

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

10. JURISDICTION

This Agreement is governed by the law of England.

SIGNED by

<<Name of Landlord
Landlord

SIGNED by

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

