AGREEMENT dated the << >>

Landlord: <<Landlord's name:

<<Tenant's name>>

Tenant:

Property: The house [and gar <<Address>> <<Address>> <<Address>>

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 wil tenancy to an end in

Rent: £<< >> per calend month ("Due Date")

1. LETTING

- 1.1 The Landlord lets a
- 1.2 It is a condition of the a "right to rent" as a Term.

2. INTERPRETATION

- Any obligation on includes an obligati thing.
- 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

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ss>>

>> day of << >> 20 << >>. If, at not received at least one calendar a 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 pvisions of this Agreement.

/ance on the << >> day of every nancy

Property for the Term at the Rent.

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

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

comprising the Landlord or the against all of them jointly and

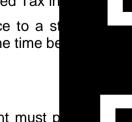
that this Agreement should be of the Contracts (Rights of Third

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.

House.



- 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 Pr the Deposit Protecti
- 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 d be repaid in the su parties 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 all C Council Tax to pay becau
- 4.1.3 To pay to the electricity, g during the te and cable necessary te apportioned covered by charges and made for act
- 4.1.4 Not to char without the v
- 4.1.5 Not to chang date of this A
- 4.1.6 To pay the t Property.













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 e 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 hancy 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

hify the Landlord in respect of any cy) the Landlord becomes obliged live at the Property.

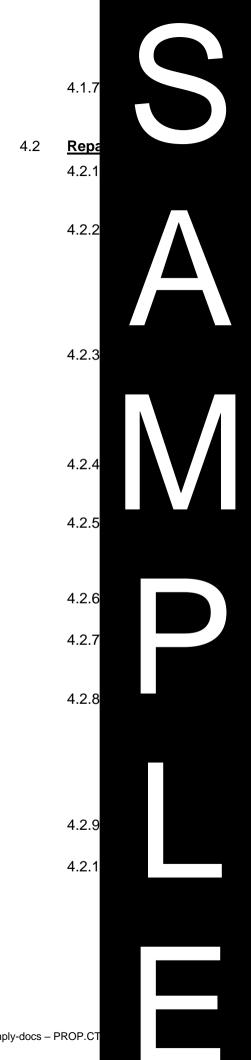
charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone rty during the tenancy. Where by the service provider will be tion of the tenancy. The sums standing charges or other similar ell as any charges which may be

providers or metering equipment dlord.

(s) allocated to the Property at the

espect of any television set at the

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

the Property

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

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

he obligations set out in this Agreement;

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

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 roperty 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

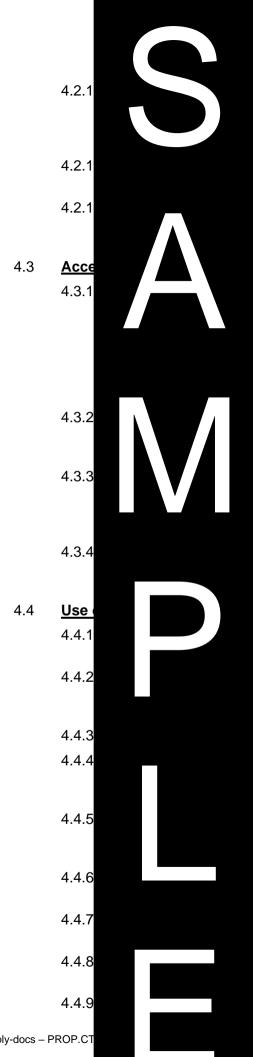
vritten notice of any damage, destruction, loss or erty howsoever caused as soon as it comes to hant.

the Tenant written notice of any failure to carry n are the obligation of the Tenant under this ut such repairs within a reasonable period of or immediately in the case of an emergency ord or his agents and workmen shall be entitled perform the said works the cost of which will be he Landlord upon demand.

fessionally cleaned at least once in every twelve tenancy and at the end of the tenancy.

andlord or proper sanitary authority if disinfection red in consequence of the occurrence of any us illness or infestation of rats, mice, fleas, on the Property and (if the problem has been t, his family or visitors) to bear the cost of any and further to pay for the cost of redecoration eplace or pay for the replacement of any articles stroyed on account of such infection, infestation

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

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

n and keep it free from weeds and litter and not to the layout of the garden or to the composition or turf.

d and/or his agent or anyone with Landlord's her with any workmen and necessary appliances at reasonable times of the day to inspect its repair and to carry out any necessary repairs llord has given reasonable notice (with regard to taken) beforehand and not to interfere with or ons.

cy to allow the Landlord or anyone with the o enter the Property at any time and without

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

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

is a private home only and not to carry on any siness at the Property.

h the Property which may be a nuisance to or novance to the Landlord or the tenants or hing property.

y for any illegal or immoral purposes.

erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the o the Tenant's attention.

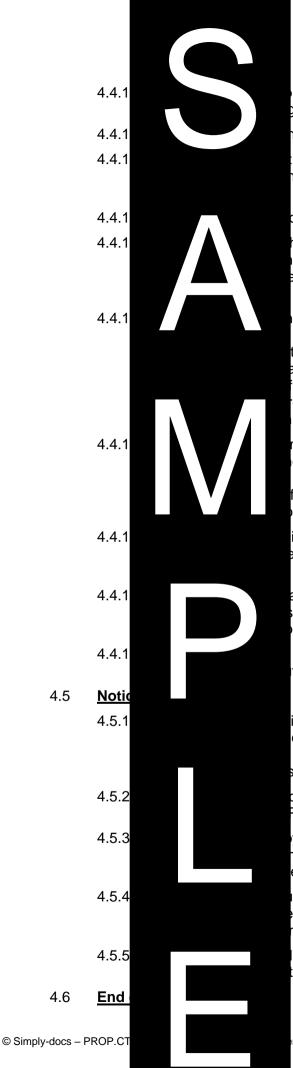
it any dangerous or inflammable substance to Property apart from those needed for general

ice or advertisement that is visible from outside

perty any animal or bird or domestic pet without llord's written consent.

erty unoccupied for more than 21 consecutive tice to the Landlord.

operty.



lanning conditions affecting the Property which the to the Tenant's attention.

ng permission in respect of the Property.

the Property or any part of the Property and not or share occupation of the Property or any part

on to occupy the Property as a lodger.

hecks required to satisfy the "right to rent" e Immigration Act 2014 in relation to any sube Tenant grants, whether authorised by the

ing which may make void or voidable any policy Property (details of which policy have been t) or which may cause an increased premium to ay to the Landlord on demand all sums from time increased premiums and all expenses incurred relation to any renewal of such policy made of this sub-clause.

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.

interfere with the appearance, structure, exterior erty or the arrangement of the fixtures belonging

affix anything to the walls or damage the floors, of the Property and not to alter or extend any ing or gas installation on the Property.

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

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, is reasonably required to do so by the Landlord.

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

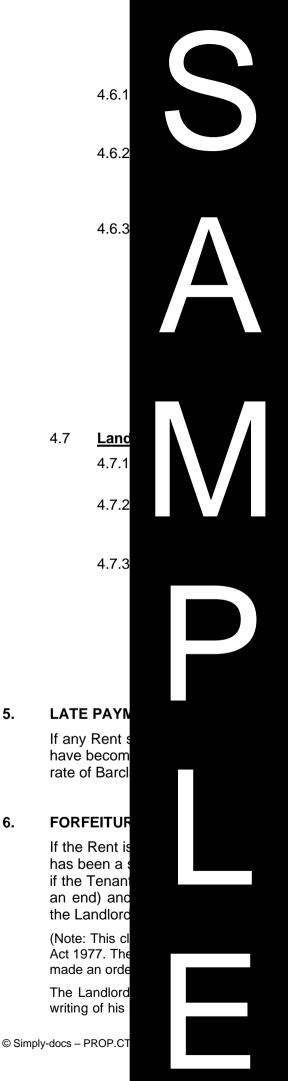
y the Landlord to comply with such checks and its as are reasonably required by the Landlord, ent" of all adult occupiers of the Property.

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.

I promptly if the immigration status of any adult ty changes such that the "right to rent" is lost.

ment – Unfurnished House.

5



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

ndlord or the Landlord's agent on the last day of the Property and if the Tenant fails to comply he Landlord shall have the right to change all operty at the Tenant's expense.

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

g items prevent the Landlord from re-letting the the Landlord damages at the rate equal to the ble for the Property until the Tenant shall have th 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.

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

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

expenses incurred by the Landlord in preparing

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

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

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

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 the Property. The other rights and remedies of

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

ant from the Property by giving the Tenant notice in ion order (even after the Term of this Agreement has

expired) and court will only following reas

Ground 2: that tenancy and t

Ground 7: tha have been pa

Ground 7A: th

Ground 7B: th as a result of

Ground 8: the proceedings i weeks' rent u unpaid if rent arrears if rent arrears if rent

Ground 10: the landlord's interest begun.

Ground 11: th

Ground 12: th

Ground 13: th the behaviour

Ground 14: th conduct which convicted of u committed an

Ground 15: the by the tenant

Ground 17: the knowingly or it

7. THE LANDL

The Landlor

7.1	That
	tenar
	unde

- 7.2 To re Propubeen
- 7.3 To re and e
- 7.4 To re supp heati
- 7.5 To d Mond testin
- 7.6 That



If this tenancy is an assured shorthold tenancy the he Property before the expiry of the Term if one of the ds set out in Schedule 2 to the Housing Act 1988):

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

is rights and obligations under the tenancy agreement

siding at the Property commits anti-social behaviour.

nts or occupiers in the Property have no 'right to 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 least one quarter's rent more than three months in at least three months' rent more than three months in

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

ly delayed paying rent.

ancy has been broken or not performed.

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

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

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

ed to grant the tenancy by a false statement made int or a person acting 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 s.

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

