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- 3.1.2 To pay a fair and reasonable amount of Council Tax incurred by the Landlord in respect of the Room.
- 3.1.3 To pay a fair and reasonable amount (to be determined by the Landlord) of all charges in relation to the use of the Room including gas water (including sewerage) telephone and electricity charges for the Room during the tenancy.
- 3.1.4 To pay a fair and reasonable amount (to be determined by the Landlord) of all charges for cleaning the Room during the tenancy.
- 3.1.5 To pay a fair and reasonable amount (to be determined by the Landlord) of the cost of the television licence for any television set in the communal areas of the Room.
- 3.1.6 To pay the tax and duty in respect of any television set in the Room.
- 3.1.7 If the Tenant has any television receiver video equipment cable equipment or other equipment which is to return to the hirer at the end of the tenancy.

3.2 **Repair and maintenance of the Room and its contents**

- 3.2.1 To use the Room in a careful and careful manner and not allow it to deteriorate or be damaged or for the Room in good and clean condition.
- 3.2.2 To make good any damage caused to the Room (including the Landlord's fixtures and fittings and any other property owned by the Landlord through the use of the Room) in accordance with the provisions set out in this Agreement;
 - a) any damage caused by the negligence of the Tenant or any person acting on behalf of the Tenant without the permission of the Landlord;
 - b) any damage caused by the negligence of the Tenant or any person acting on behalf of the Tenant without the permission of the Landlord.
- 3.2.3 Subject to the provisions set out in clause 7 to keep the items specified in the Schedule in the same condition as at the commencement of the tenancy and to make good or replace with items of similar value such as may be lost broken or damaged and to pay compensation to the Landlord to pay compensation to the Landlord.
- 3.2.4 To replace and maintain electrical fuses within the Room.
- 3.2.5 To give the Landlord written notice of any damage destruction loss or happening to the Room or their contents howsoever caused as soon as practicable after the occurrence of the same.
- 3.2.6 If the Landlord requires the Tenant to carry out any repairs or maintenance under this Agreement the Tenant shall be required to receive such repairs or maintenance failing which the Landlord or its agents and workmen shall be entitled to enter the Room for the purpose of carrying out such repairs or maintenance the cost of which will be borne by the Tenant on demand.
- 3.2.7 At the end of the tenancy the Tenant shall ensure that all linen (if any) is freshly laundered and that all bedspreads blankets and other articles set out in the Inventory or Schedule are in the same which shall be shown by the Landlord to have been soiled during the tenancy but

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3.4.12 Not to permit the Room or the House as a lodger.

3.4.13 Not to do any act which may make void or voidable any policy of insurance (contents (details of which policy or policies have been provided to the Tenant) or which may cause an increased premium to be payable and to repay to the Landlord on demand all sums so payable and all expenses incurred by the Landlord in relation to any renewal of such policy in accordance with each of this sub-clause.

3.4.14 Not to make any alterations to the House nor to change any locks to the Room or the House without the prior consent in writing of the Landlord (except in an emergency) and to provide new locks should the Landlord require the Landlord to provide the Landlord or the Landlord.

3.4.15 Not to alter the appearance structure exterior or interior of the Room or the House or the arrangement of the fixtures and fittings or the furniture and fittings of the Room or the House without the prior consent in writing of the Landlord.

3.4.16 Not to alter the walls or damage the floors or the House and not to alter or extend any electrical or gas installation in the Room or the House.

3.4.17 Not to erect any satellite dish or television aerial on the Room or the House without the prior consent in writing of the Landlord.

3.4.18 Not to leave any items or hang any washing in the Room or the House without the prior consent in writing of the Landlord.

3.4.19 To comply with any time issue in relation to the management of the House.

3.5 **End of the tenancy**

3.5.1 At the end of the tenancy the Tenant shall remove the Tenant's belongings from the Room and tidy so that it is ready for occupation by the Landlord.

3.5.2 To hand over to the Landlord on the last day of the tenancy all keys to the Room and the House. If the Tenant fails to comply with this sub-clause the Landlord shall have the right to change all security locks to the Landlord's expense.

3.5.3 If the Tenant has removed any items belonging to members of the Tenant's household from the House at the end of the tenancy the Landlord shall have the right to remove the items from the House at the Landlord's expense.

a) if the Tenant has caused any damage to the Room or the House then the Landlord shall be entitled to all such damages at the rate equal to the rent until the Tenant shall have removed the goods in a reasonable time the Landlord shall be entitled to remove the goods and the Tenant shall be liable to the Landlord for all reasonable expenses incurred in respect of storage or disposal of the goods.

b) if the Tenant has caused any damage to the Room or the House then the Landlord shall be entitled to all such damages at the rate equal to the rent until the Tenant shall have removed the goods in a reasonable time the Landlord shall be entitled to remove the goods and the Tenant shall be liable to the Landlord for all reasonable expenses incurred in respect of storage or disposal of the goods.

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3.6 **Landlord's costs**

3.6.1 To indemnify the Landlord for all reasonable costs and expenses incurred by the Tenant.

3.6.2 To indemnify the Landlord for the cost of all reasonable costs incurred by the Landlord in preparation of this Agreement against the Tenant.

3.6.3 To pay all reasonable costs incurred by the Landlord in preparing and serving:

a) any notices served in pursuance of the Law of Property Act 1925 without a court order;

b) a summons for possession recording the Tenant's default as at the end of the tenancy.

4. **LATE PAYMENT OF RENT**

If any Rent shall without prepayment have become due (whether or not the rate of Barclays Bank plc shall be applicable) for 7 days after the same shall have become due (whether or not) interest at 2% above the base rate shall be payable by the Tenant.

5. **FORFEITURE**

If the Rent is at least 21 days in arrears (whether or not formally demanded or not) or if there has been a substantial breach of the Tenant's obligations in this Agreement (whether or not to the end) and recover possession of the Room. The other rights of the Landlord will remain in force.

(Note: This clause does not apply to a Tenant under the Protection from Eviction Act 1977. The Landlord cannot make an order for possession of the Room without a court having first made an order for possession of the Room.)

6. **THE LANDLORD'S OBLIGATIONS**

The Landlord agrees with the Tenant that:

6.1 That the Tenant may enjoy the Room during the tenancy without any interruption by the Landlord or any person claiming under or in relation to the Room.

6.2 To return to the Tenant the Room for any period during which the Room has been made uninhabitable by the Landlord or negligence of the Tenant.

6.3 To use reasonable care to discharge the obligations of the landlord in the tenancy.

6.4 To pay all bills relating to the House subject to the Tenant paying a fair proportion of the cost.

6.5 To have the common parts (but not the Room) cleaned on a weekly basis subject to the Tenant paying a fair proportion of the cost.

7. **TERMINATION**

7.1 The Landlord may terminate this Agreement at >> months prior written notice at any time to end this Agreement at such notice must expire on the

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last day of a rental
from the start of the

expire sooner than << 6>> months

7.2 The Tenant may give
time to end this Ag
day of a rental per
the start of the tena

months prior written notice at any
such notice must expire on the last
sooner than << 6>> months from

8. NOTICES

8.1 Under section 48 of
notified that notices
Landlord by the Ten

nt Act 1987 the Tenant is hereby
(proceedings) must be served on the
ess:-

<< >>
<< >>
<< >>.

8.2 [If the Tenant serve
Landlord's agent at

and he must also send a copy to the

<< >>
<< >>
<< >>.]

8.3 The Landlord must

Tenant at the Room.

9. JURISDICTION

This Agreement shall be go

England and Wales.

SIGNED by

<<Name of Landlord >>
Landlord

SIGNED by

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

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