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1. LETTING

- ## 2. INTERPRETATION

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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 under that Act.
- 3.3 The Deposit is paid in full at the start of the performance of the Tenant's obligations under this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable costs incurred in the performance of the Tenant of those obligations.
- 3.4 [The Deposit is to be held in accordance with an approved Tenancy Deposit Protection 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, within 30 days of the Deposit being received, the information required by 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 the interest (if any) accrued on the Deposit during the tenancy.
- 3.7 The Landlord shall return the Deposit within 10 working days of the tenancy ending if the Landlord is not liable for any part of the Deposit.
- 3.8 The Landlord shall return the Deposit within 20 working days of the tenancy ending if the Landlord is liable for any part of the tenancy deposit scheme. The Landlord shall state in writing either that the Deposit is to be repaid in the sum of £[] to the Landlord and Tenant or that the Deposit is to be repaid.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

- 4.1 **Rent, Council Tax and Rates**
- 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 to the Tenant 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 charges for the use of any telephone and cable services to the Property during the tenancy. Where the service provider will be responsible for the payment of the charges of the tenancy. The sums payable by the Tenant shall include standing charges or other similar charges as well as any charges which may be payable by the Tenant.
- 4.1.4 Not to change the service providers or metering equipment without the written consent of the Landlord.
- 4.1.5 Not to change the use of the Property (s) allocated to the Property at the date of this Agreement.

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

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

4.2 **Repair and Maintenance of the Property**

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

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;

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

4.2.3 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
the pipes, wires, conduit fittings or appliances
serving the Property.

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

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

4.2.6 bs, batteries and electrical fuses which become

4.2.7 written notice of any damage, destruction, loss or
erty howsoever caused as soon as it comes to
nant.

4.2.8 eaned to a professional standard at least once in
throughout the tenancy and at the end of the

4.2.9 andlord or proper sanitary authority if disinfection
red in consequence of the occurrence of any
ous illness or infestation of rats, mice, fleas,
the Property.

4.2.1 at least every 3 months and at the end of the
ce any damaged or broken glass as soon as

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Tenant, his family or visitors have caused the

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

4.2.1 [redacted] n and keep it free from weeds and litter and not
[redacted] to the layout of the garden or to the composition
[redacted] s or turf.

4.3 Access

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

4.3.2 [redacted] y to allow the Landlord or the owner of the Block
[redacted] authority to enter the Property at any time and

4.3.3 [redacted] s of the tenancy to allow the Landlord and/or his
[redacted] view the Property with prospective tenants or
[redacted] ple times of the day and subject to reasonable
[redacted] (s).

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

4.4 Use

4.4.1 [redacted] as a private home only and not to carry on any
[redacted] business at the Property provided that the Tenant
[redacted] e business at the Property [after obtaining the
[redacted] sent].

4.4.2 [redacted] ns a business of a kind which might reasonably
[redacted] but does not include:

[redacted] ch involves the supply of alcohol for consumption
[redacted] mises which form all or part of the Property; or

[redacted] of a kind mentioned in regulations made under
[redacted] f the Landlord and Tenant Act 1954.

4.4.3 [redacted] n the Property which may be a nuisance to or
[redacted] nnoyance to the Landlord or the tenants or
[redacted] ing property.

4.4.4 [redacted] y for any illegal or immoral purposes.

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

4.4.6 [redacted] nit any dangerous or inflammable substance to
[redacted] Property apart from those needed for general

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- 4.4.7 sign or advertisement that is visible from outside
- 4.4.8 Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.9 Property unoccupied for more than 21 consecutive days to the Landlord.
- 4.4.10 Property.
- 4.4.11 Planning conditions affecting the Property which are brought to the Tenant's attention.
- 4.4.12 The Tenant's permission in respect of the Property.
- 4.4.13 The Tenant's occupation of the Property or any part of the Property and not the Tenant's share occupation of the Property or any part of the Property.
- 4.4.14 The Tenant's permission to occupy the Property as a lodger.
- 4.4.15 The checks required to satisfy the "right to rent" under the Immigration Act 2014 in relation to any sub-tenant the Tenant grants, whether authorised by the Landlord or not.
- 4.4.16 The Tenant's permission which may make void or voidable any policy of the Block or the Property (details of which policy or details of which policy are provided to the Tenant).
- 4.4.17 The Tenant's permission to use the keys and/or security device to access the Property.
- 4.4.18 The Tenant's permission to make any duplicate keys to the Property nor to use any other keys to the Property.
- 4.4.19 The Tenant's permission to interfere with the appearance, structure, exterior of the Property or the arrangement of the fixtures belonging to the Property.
- 4.4.20 The Tenant's permission to affix anything to the walls or damage the floors, or the fixtures of the Property and not to alter or extend any gas or gas installation on the Property.
- 4.4.21 The Tenant's permission to install or affix to the Property any satellite dish or any other equipment without the prior consent in writing of the Landlord.
- 4.4.22 The Tenant's permission to hangings, place any items or hang any washing in the Block.
- 4.4.23 The Tenant's permission to comply with the regulations which the owner of the Block, its agents or its company for the Block may from time to time make for the good management of the Block.

4.5 **Notice**

- 4.5.1 The Tenant's obligation to accept any notice, direction or order affecting or relating to the Property, to deliver such a copy of such notice to the Tenant and not to do anything as a result of the notice, except as reasonably required to do so by the Landlord.
- 4.5.2 The Tenant's obligation to deliver, to the Landlord, within 7 days of receipt, any post or other communication to the Property, addressed to them.

4.5.3 The Tenant shall allow the Landlord to comply with such checks and reports as are reasonably required by the Landlord, in connection with 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 may be required by the Landlord from time to time.

4.5.5 The Tenant shall notify the Landlord promptly if the immigration status of any adult occupier 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 clean and tidy state at the end of the tenancy, and shall ensure that the Property is ready for re-occupation.

4.6.2 The Tenant shall vacate the Property on the last day of the tenancy, and shall ensure that the Landlord or the Landlord's agent on the last day of the tenancy has access to the Property.

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 the belongings. 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 Remedies**

To pay the Landlord any costs and expenses incurred by the Landlord, to remedy any breach of the terms of this Agreement by the Tenant and to enforce the terms of this Agreement.

5. **LATE PAYMENT**

If any Rent is not paid by the Tenant on the day it is due, the Tenant shall be in arrears for 14 days after the same has been formally demanded or not), interest at 3% above the base rate of the Bank of England shall be payable by the Tenant.

6. **FORFEITURE**

If the Rent is not paid by the Tenant on the day it is due, and if there has been a breach of the Tenant's obligations in this Agreement, or if the Tenant has committed a breach of the terms of this Agreement, the Landlord may forfeit the tenancy (i.e. bring it to an end) and the Tenant shall vacate the Property. The other rights and remedies of the Landlord will be preserved.

(Note: This clause does not affect the Landlord's rights under the Protection from Eviction Act 1977. The Landlord shall not be entitled to evict a Tenant without a court having first made an order for possession.)

The Landlord shall not be entitled to evict the Tenant from the Property by giving the Tenant notice in writing of his/her breach of the terms of this Agreement (even after the Term of this Agreement has expired) and the Tenant has vacated the Property before the notice is served, unless one of the following reasons is proved (being grounds for possession under the Housing Act 1988):

Ground 2: that the Tenant has committed a breach of the terms of this Agreement by failing to pay a mortgage or charge granted before the start of the tenancy and the Landlord has exercised a power of sale requiring vacant possession.

Ground 7: that the Tenant has committed a breach of the terms of this Agreement by failing to comply with his rights and obligations under the tenancy agreement.

Ground 7A: the

Ground 7B: the
as a result of

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

Ground 10: the
landlord's inte
begun.

Ground 11: the

Ground 12: the

Ground 13: the
the behaviour

Ground 14: the
conduct which
convicted of u
committed an

Ground 15: the
by the tenant

Ground 17: the
knowingly or

7. THE LANDLORD'S OBLIGATIONS

The Landlord

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8. [TERMINATION]

8.1 The

residing at the Property commits anti-social behaviour.

tenants 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
at 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
ceedings 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.

living at or visiting the property (a) has been guilty of
nuisance or annoyance to neighbours or (b) has been
ing 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
property.

ed to grant the tenancy by a false statement made
ant 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
the wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

orking order the apparatus in the Property for the
lectricity and all sanitary apparatus and the central
s.

ord's obligations in The Smoke and Carbon
Regulations 2015 relating to the provision and
monoxide 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
y or visitors.

ess than << 2 >> months prior written notice at

any time
last day of
from

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ent provided that such notice must expire on the
and must not expire sooner than << 6>> months

8.2

The
time
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s than << 2 >> months prior written notice at any
provided that such notice must expire on the last
must not expire sooner than << 6>> months from

9. NOTICES

9.1

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

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<< >>
<< >>

9.2

[If the
the L

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

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<< >>
<< >>

9.3

The L

notice on the Tenant at the Property.

10. JURISDICTION

This Agreement

P

y the law of England.

SIGNED by

<<Name of Landlord>>
Landlord

SIGNED by

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

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