AGREEMENT dated the << >>

Landlord: << Landlord's name:

Tenant: <<Tenant's name>>

Property: The bedsit known a

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

together with the fix by the parties ("Inve

House: The house and gard

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 calend

month ("**Due Date**" Council Tax, utilities

1. LETTING

- 1.1 The Landlord lets a
- 1.2 The Tenant may us leading to the Prope
- 1.3 The Tenant may us outdoor areas and Landlord in accor Landlord.
- 1.4 It is a condition of the a "right to rent" as of Term.

2. INTERPRETATION

- Any obligation on includes an obligati thing.
- 2.2 Whenever there is Tenant their obligation against each of there

ss>>

>

oedsit>> at:

s specified in the inventory signed

of house>>

>> 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 prisions of this Agreement.

/ance on the << >> day of every tenancy. The rent is inclusive of rd's cleaning costs.

Property for the Term at the Rent.

corridors, staircase and lift (if any)

ver rooms, kitchens, living rooms, ities as are designated by the nable regulations made by the

occupiers of the Property maintain on 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

1



- 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 the Deposit is the Deposit is
- 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 and other par

- 4.1.1 To pay the off and by Landlord.
- 4.1.2 Not to char equipment w
- 4.1.3 Not to chang date of this /

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 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)

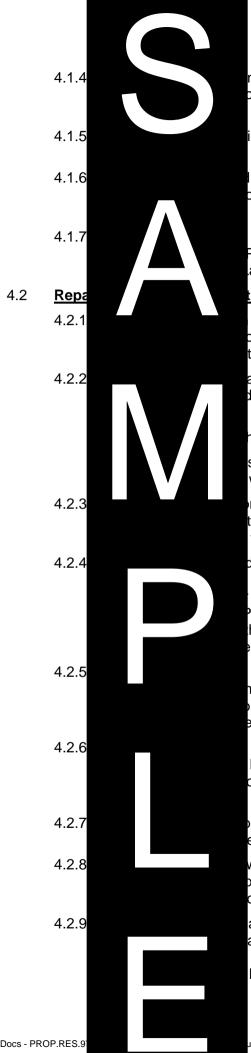
st (if any) accrued on the Deposit

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

r of the tenancy deposit scheme 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

- service providers or metering to of the Landlord.
- (s) allocated to the Property at the



n relation to telephone, broadband and other ces provided exclusively to the Property during

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 landlord.

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;

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 tenancy (except for fair wear and tear).

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 erving the Property.

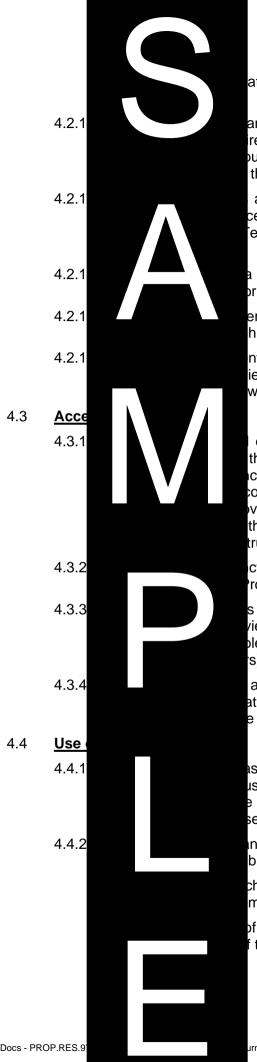
heated to a reasonable level during the winter mage to the Property or the water pipes, drains ing apparatus by cold weather (so far as this is e Tenant).

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

ulbs, batteries and electrical fuses within the e defective.

vritten notice of any damage, destruction, loss or berty or the House or their contents howsoever omes to the attention of the Tenant.

ancy to ensure that all linen (if any) is freshly ave cleaned to a professional standard all duvets, carpets, upholstery, curtains and other Inventory and to have the carpets cleaned to a



at least once in every twelve months throughout

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.

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 r on behalf of the local authority.

eration to the layout of the garden or to the hrubs, plants or turf.

nt of the Landlord to remove from the Property ied in the Inventory otherwise than for necessary written notice shall be given to the Landlord).

or the owner of the House or their respective their written authority together with any workmen ces to enter the Property at reasonable times of ondition and state of repair and to carry out any vided that the Landlord has given reasonable the work to be undertaken) beforehand and not truct any such persons.

cy to allow the Landlord or anyone with his roperty at any time and without notice.

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

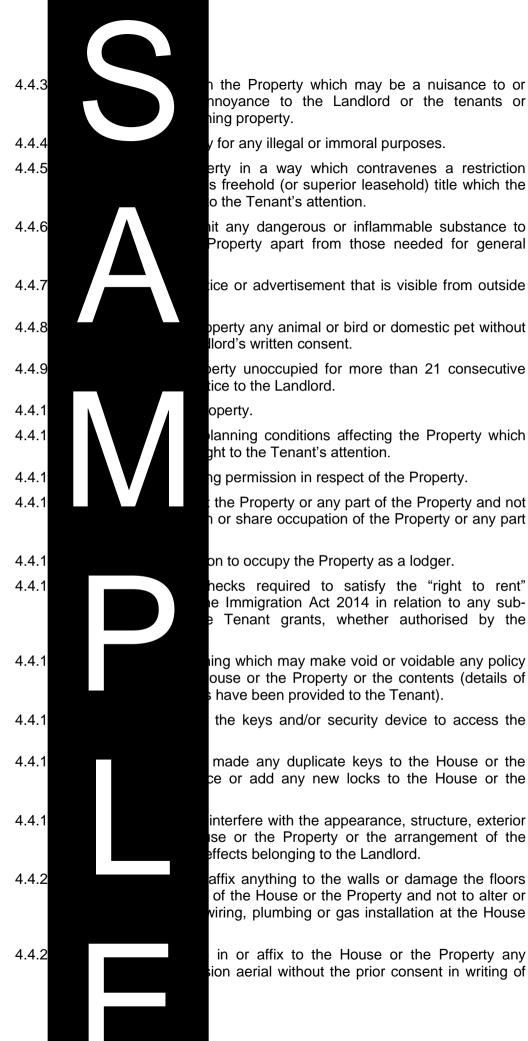
and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy.

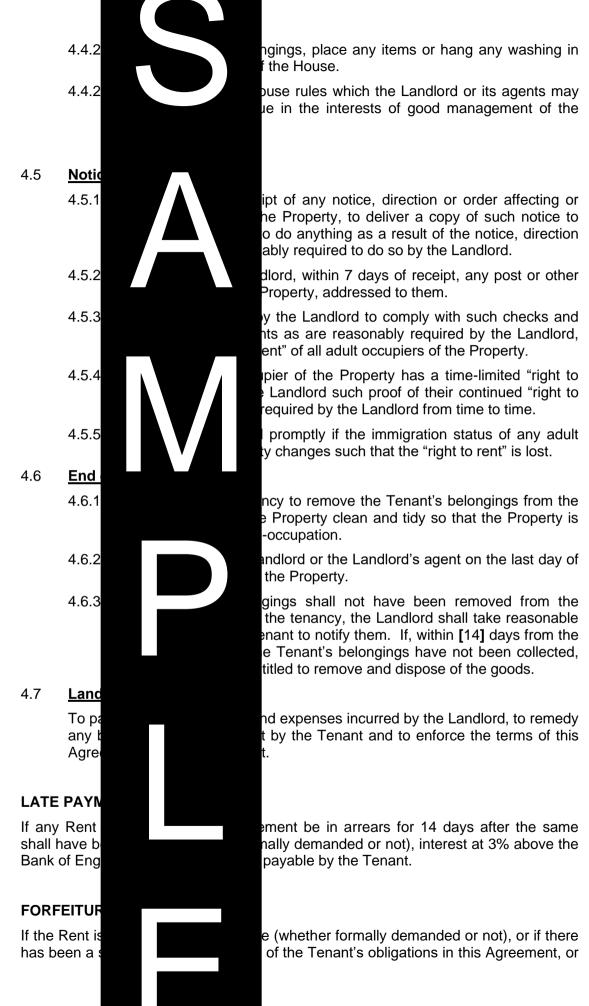
is a private home only and not to carry on any isiness at the Property provided that the Tenant business at the Property [after obtaining the sent1.

ns a business of a kind which might reasonably but does not include:

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

of a kind mentioned in regulations made under the Landlord and Tenant Act 1954.





5.

6.

if the Tenant an end) and Landlord will

(Note: This cl Act 1977. The made an orde

The Landlord writing of his expired) and Property befo set out in Sch

Ground 2: that tenancy and t

Ground 7: that have been pa

Ground 7A: th

Ground 7B: the as a result of

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

Ground 10: to landlord's into begun.

Ground 11: th

Ground 12: th

Ground 13: the behaviour

Ground 14: the conduct which convicted of uncommitted an

Ground 15: the by the tenant

Ground 17: t knowingly or i

7. THE LANDL

The Landlor

- 7.1 That tenar unde
- 7.2 To re Properties
- 7.3 To pa
- 7.4 To pr

e Landlord may forfeit the tenancy (i.e., bring it to e Property. The other rights and remedies of the

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 r. The court will only order the Tenant to leave the one of the following reasons is proved (being grounds 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

tly 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 uisance or annoyance to neighbours or (b) has been no 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 pperty.

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

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

to the House and the Property.

ower and hot and cold water to the Property.

- 7.5 To ha
- 7.6 To re
- 7.7 To re supp heati
- 7.8 To d Mond testin
- 7.9 That Land by th cann or the

8. [TERMINAT

- 8.1 The any t last of from
- 8.2 The time day of the s

9. NOTICES

- 9.1 Unde notific Land
 - <<
 - <<
 - <<
- 9.2 [If the
 - <<
 - <<
 - <<
- 9.3 The l

10. JURISDICTI

This Agreem

SIGNED by



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 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 or visitors.

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

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

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.

the law of England.

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant(Tenant(s)