

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> <<SS>>

Tenant: <<Tenant's name>> <>

Property: The bedsit known as <<bedsit>> at:

<<Address>>

<<Address>>

<<Address>>

House: The house and garden <<of house>>

Term: A fixed term of << >> day of << >> 20 << >>. If, at the end of the fixed term, the Tenant has not received at least one calendar month's notice in writing from the Landlord, to terminate this Agreement, the Tenant shall continue as a contractual periodic tenancy. The period of the periodic tenancy will be the same as the period of the fixed term. The Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("Due Date" << >> day of every month). [The rent is inclusive of Council Tax].

1. LETTING

- 1.1 The Landlord lets a <<Property>> for the Term at the Rent.
- 1.2 The Tenant may use the <<Property>> corridors staircase and lift (if any) for the purpose of access to the <<Property>>.
- 1.3 The Tenant may use the <<Property>> for the purpose of <<Property>> over rooms, kitchens, living rooms, <<Property>> as are designated by the Landlord in accordance with the <<Property>> regulations made by the Landlord.
- 1.4 It is a condition of the <<Property>> that the occupants of the Property maintain the <<Property>> in accordance with the <<Property>> Act 2014 at all times during the Term.

2. INTERPRETATION

- 2.1 Any obligation on <<Party>> includes an obligation on <<Party>> to do an act or thing, or to prevent another person to do such act or thing.
- 2.2 Whenever there is <<Party>> comprising the Landlord or the Tenant their obligation shall be against all of them jointly and severally.
- 2.3 The Landlord and Tenant agree that this Agreement should be governed by the <<Property>> of the Contracts (Rights of Third Parties) Act 1999.

- 2.4 An obligation in this Agreement to pay Value Added Tax in respect of any supply which includes an obligation to pay Value Added Tax in respect of any supply.
- 2.5 A reference to a statute or statutory instrument is a reference to it as it is in force for the time being, as amended, extended, or re-enacted).

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 operating under that Act.
- 3.3 The Deposit is paid in full in performance of the Tenant's obligations in this Agreement. The Landlord uses 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.]
- 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 repay the Deposit within 10 working days of the tenancy ending if the Landlord is not entitled to retain all or part of the Deposit.
- 3.8 The Landlord shall repay the Deposit within 20 working days of the tenancy ending either of the tenancy deposit scheme or by a written agreement between the Landlord and Tenant or that the Deposit is to be repaid in the sum of £1000.00.

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 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 services and cable services at the Property during the tenancy and, if necessary the sums demanded by the Landlord according to the duration of the tenancy. The charges included in this sub-clause include standing

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ar charges and Value Added Tax as well as any made for actual consumption.

4.1.4 of the service providers or metering equipment present of the Landlord.

4.1.5 phone number(s) allocated to the Property at the

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 on (as notified by the Landlord) of all charges in of electricity, gas, water (including sewerage), d, other communications services and cable nal areas of the House during the tenancy.

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

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

the obligations set out in this Agreement;

se 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 (so far as this is e Tenant).

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

4.2.6 oulds, batteries and electrical fuses within the e defective.

4.2.7 written notice of any damage, destruction, loss or erty or the House howsoever caused as soon as n of the Tenant.

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4.2.8 cleaned to a professional standard at least once in throughout the tenancy.

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

4.2.10 at least every 3 months and at the end of the tenancy to replace any damaged or broken glass as soon as practicable if the Tenant, his family or visitors have caused the damage.

4.2.11 to provide a proper receptacle and to ensure that rubbish is removed from the Property or on behalf of the local authority.

4.2.12 not to make any alteration to the layout of the garden or to the position of any shrubs, plants or turf.

4.3 Access

4.3.1 The Tenant shall allow the Landlord or the owner of the House or their respective agents or their written authority together with any workmen or tradesmen 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 or restrict any such persons.

4.3.2 The Tenant shall allow the Landlord or anyone with his written authority to enter the Property at any time and without notice.

4.3.3 The Tenant shall allow the Landlord and/or his agent to view the Property with prospective tenants or agents at reasonable times of the day and subject to reasonable notice (not less than 24 hours).

4.3.4 The Landlord and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and at such other times as the Landlord may require during the tenancy.

4.4 Use of Property

4.4.1 The Property is to be used as a private home only and not to carry on any business at the Property provided that the Tenant shall not use the Property for any business at the Property [after obtaining the Landlord's consent].

4.4.2 The Tenant shall not use the Property for any business of a kind which might reasonably be expected to cause a nuisance or annoyance but does not include:

(a) a business which involves the supply of alcohol for consumption on the premises which form all or part of the Property; or
(b) a business of a kind mentioned in regulations made under section 287 of the Landlord and Tenant Act 1954.

4.4.3 The Tenant shall not use the Property in a way which may be a nuisance to or cause annoyance to the Landlord or the tenants or other persons occupying the property.

4.4.4 The Tenant shall not use the Property for any illegal or immoral purposes.

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- 4.4.5 not use the Property in a way which contravenes a restriction on the freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.
- 4.4.6 not store or deposit any dangerous or inflammable substance to the detriment of the Property apart from those needed for general household use.
- 4.4.7 not display any notice or advertisement that is visible from outside the Property.
- 4.4.8 not keep on the Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.9 not leave the Property unoccupied for more than 21 consecutive days without notice to the Landlord.
- 4.4.10 not use the Property for any business purpose.
- 4.4.11 not be subject to any planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.
- 4.4.12 not require any special permission in respect of the Property.
- 4.4.13 not sublet the Property or any part of the Property and not permit any person to share occupation of the Property or any part of the Property.
- 4.4.14 not use the Property as a base from which to occupy the Property as a lodger.
- 4.4.15 not be subject to any checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-tenant or any Tenant grants, whether authorised by the Landlord or not.
- 4.4.16 not engage in any activity which may make void or voidable any policy of insurance covering the House or the Property or the contents (details of which the Landlord has provided to the Tenant).
- 4.4.17 not remove or alter the keys and/or security device to access the Property.
- 4.4.18 not make any duplicate keys to the House or the Property or add any new locks to the House or the Property.
- 4.4.19 not interfere with the appearance, structure, exterior or contents of the House or the Property or the arrangement of the furniture or effects belonging to the Landlord.
- 4.4.20 not affix anything to the walls or damage the floors, fixtures or fittings of the House or the Property and not to alter or interfere with any wiring, plumbing or gas installation at the House.
- 4.4.21 not install or affix to the House or the Property any satellite dish or television aerial without the prior consent in writing of the Landlord.
- 4.4.22 not hang any clothes, place any items or hang any washing in or on the exterior of the House.

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4.4.2 House rules which the Landlord or its agents may
in the interests of good management of the

4.5 **Notice**

4.5.1 In receipt of any notice, direction or order affecting or
the Property, to deliver a copy of such notice to
to do anything as a result of the notice, direction
ably required to do so by the Landlord.

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

4.5.3 By the Landlord to comply with such checks and
as are reasonably required by the Landlord,
ent” of all adult occupiers of the Property.

4.5.4 If any occupier of the Property has a time-limited “right to
the Landlord such proof of their continued “right to
required by the Landlord from time to time.

4.5.5 If promptly if the immigration status of any adult
changes such that the “right to rent” is lost.

4.6 **End**

4.6.1 The Tenant shall ensure that the Property is
the Property clean and tidy so that the Property is
-occupation.

4.6.2 The Tenant shall ensure that the Property is
Landlord or the Landlord’s agent on the last day of
the Property.

4.6.3 If the Tenant’s belongings shall not have been removed from the
the tenancy, the Landlord shall take reasonable
tenant to notify them. If, within [14] days from the
the Tenant’s belongings have not been collected,
entitled to remove and dispose of the goods.

4.7 **Land**

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

5. **LATE PAYMENT**

If any Rent shall have been demanded by the Landlord (whether formally demanded or not), interest at 3% above the
Bank of England base rate shall be payable by the Tenant.

6. **FORFEITURE**

If the Rent is in arrears for 14 days after the same (whether formally demanded or not), or if there
has been a breach of the Tenant’s obligations in this Agreement, or
if the Tenant has abandoned the Property, the Landlord may forfeit the tenancy (i.e., bring it to
an end) and the Landlord will be entitled to re-let the Property. The other rights and remedies of the
Landlord will be unaffected.

(Note: This clause does not affect the rights of the Tenant under the Protection from Eviction

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Act 1977. The Landlord has made an order for possession of the Property or evict a Tenant without a court having first

The Landlord has given the Tenant notice in writing of his intention to seek a possession order (even after the Term of this Agreement has expired) and the Tenant has failed to leave the Property before the end of the notice period. The court will only order the Tenant to leave the Property if one of the following reasons is proved (being grounds set out in Schedule 2 of the Housing Act 1988):

Ground 2: the Landlord has a mortgage or charge granted before the start of the tenancy and the mortgagee or chargee has exercised a power of sale requiring vacant possession.

Ground 7: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 7A: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 7B: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 8: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 10: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 11: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 12: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 13: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 14: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 15: the Tenant or any person residing at the Property has committed anti-social behaviour.

Ground 17: the Tenant or any person residing at the Property has committed anti-social behaviour.

7. THE LANDLORD'S OBLIGATIONS

The Landlord shall be under the following obligations:

7.1 That the Tenant shall be entitled to possess and enjoy the Property during the term of this Agreement without any interference from the Landlord or any person claiming under the Landlord.

7.2 To repair the Property and to keep it in a good state of repair throughout the term of this Agreement, except in so far as the wilful destruction or negligence of the Tenant.

7.3 To repair the exterior of the Property including drains, gutters and external walls.

7.4 To repair the apparatus in the Property for the supply of electricity and all sanitary apparatus and the central heating system.

7.5 To comply with the Landlord's obligations in The Smoke and Carbon

Monoxide testing Regulations 2015 relating to the provision and
monoxide alarms.

7.6 That the Landlord is 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 cannot proceed because of the Tenant's acts or default or the acts or default of any visitors.

8. [TERMINATION]

8.1 The Landlord must give 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 the date of the notice.

8.2 The Tenant must give 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 the date of the notice.

9. NOTICES

9.1 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:

<< 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 the date of the notice.

9.2 [If the Tenant is to serve a notice on the Landlord, they must also send a copy to the following address:

<< 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 the date of the notice.

9.3 The Landlord must give notice on the Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England.

SIGNED by

<<Name of Landlord>>
Landlord

SIGNED by

<<Name of Tenant>>
Tenant

© Simply-docs – PROP.RES.9
Unfurnished Bedsit (Rent Exclusive of Outgoings).

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

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