

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> <<Address>>

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

Property: The flat at:
<<Address>>
<<Address>>
<<Address>>

together with the effects specified in the inventory signed by the parties

Block: The building and ground <<Name of block of flats>>

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

Rent: £<< >> per calendar month ("Due Date") payable in advance on the << >> day of every month of the tenancy

1. OUT-OF-SEASON HOLIDAY LETTING

- 1.1 The Landlord lets a Property for the Term at the Rent.
- 1.2 The Tenant may use the Property for the Term, including the corridors, staircase and lift (if any).
- 1.3 The Landlord hereby gives notice that this is an out-of-season letting of a property within the period of twelve months ending with the beginning of the contract. The Landlord shall not be entitled to recover possession of the Property under ground 6 of the Housing Act 1988.
- 1.4 It is a condition of the letting that the occupants of the Property maintain the Property in accordance with the Housing Act 2014 at all times during the Term.

2. INTERPRETATION

- 2.1 Any obligation on the Landlord or the Tenant includes an obligation on the other to do an act or thing or to refrain from doing such act or thing.
- 2.2 Whenever there is more than one Landlord or Tenant their obligations shall be joint and several against each of them.
- 2.3 The Landlord and the Tenant agree that this Agreement should be interpreted in accordance with the law of England and Wales.

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enforceable by any
Parties) Act 1999.

of the Contracts (Rights of Third

2.4 An obligation in this
Value Added Tax in

they includes an obligation to pay

2.5 A reference to a s
force for the time be

ion is a reference to it as it is in
ed, extended, or re-enacted).

3. THE DEPOSIT

3.1 The Tenant must p
the Landlord's agen

>> ("**Deposit**") to the Landlord or
greement.

3.2 The Deposit is a "te
Act 2004. The Lan
authorised scheme

d in section 213(8) of the Housing
e Deposit in accordance with an
that Act.

3.3 The Deposit is paid
in this Agreement. T
for the reasonable c

rmance of the Tenant's obligations
e Deposit to compensate themself
e Tenant of those obligations.

3.4 [The Deposit is to
Tenancy Deposit P
the Deposit Protect

in accordance with an approved
me.] [The Deposit is to be held by

3.5 The Landlord has p
received the inform
2004 as set out in
Order 2007 (SI 200

within 30 days of the Deposit being
ection 213(5) of the Housing Act
Deposits) (Prescribed Information)

3.6 The Landlord and T
shall be paid to the

st (if any) accrued on the Deposit

3.7 The Landlord shall
ending if the Landlo

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

3.8 The Landlord shall
within 20 working d
be repaid in the su
parties are in disput

r of the tenancy deposit scheme
nancy either that the Deposit is to
Landlord and Tenant or that the
repaid.

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.

Due Date without deduction or set
to the Tenant in writing by the

4.1.2 To pay the C

erty to the relevant local authority.

4.1.3 To pay to the
electricity, g
during the te
and cable
necessary
apportioned
covered by

charges in relation to the supply of
(sewerage) services to the Property
charges for the use of any telephone
erty during the tenancy. Where
by the service provider will be
tion of the tenancy. The sums
standing charges or other similar

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added Tax as well as any charges which may be
imposition.

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
t.

4.1.6 licence fee in respect of any television set at the

4.1.7 and 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 and contents**

4.2.1 in a reasonable and careful manner and not allow
to keep the interior of the Property in good and
not 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 Landlord'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).

4.2.4 Landlord'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.

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

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

4.2.7 lbs, batteries and electrical fuses which become

4.2.8 written notice of any damage, destruction, loss or
Property or the contents howsoever caused as soon
tion of the Tenant.

4.2.9 tenancy to ensure that all linen (if any) is freshly
have cleaned to a professional standard all

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duvets, carpets, upholstery, curtains and other
Inventory and to have the carpets cleaned to a
at least once in every twelve months throughout

4.2.1 the Landlord or proper sanitary authority if
ion is required in consequence of the occurrence
contagious illness or infestation of rats, mice, fleas,
the Property.

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

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

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

4.2.1 ent of the Landlord to remove from the Property
pecified in the Inventory otherwise than for
which case written notice shall be given to the

4.3 Access

4.3.1 d or the owner of the Block or their respective
with their written authority together with any
ssary appliances to enter the Property at
he day to inspect its condition and state of repair
necessary repairs provided that the Landlord has
ice (with regard to the work to be undertaken)
interfere with or obstruct any such persons.

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

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

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

4.4 Use

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

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

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which involves the supply of alcohol for on licensed premises which form all or part of the

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

4.4.3 on the Property which may be a nuisance to or annoyance to the Landlord or the tenants or ning property.

4.4.4 y for any illegal or immoral purposes.

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

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

4.4.7 tice or advertisement that is visible from outside

4.4.8 roperty any animal or bird or domestic pet without dlord's written consent.

4.4.9 roperty unoccupied for more than 21 consecutive tice to the Landlord.

4.4.1 roperty.

4.4.1 planning conditions affecting the Property which ght to the Tenant's attention.

4.4.1 ng permission in respect of the Property.

4.4.1 t the Property or any part of the Property and not n or share occupation of the Property or any part

4.4.1 on to occupy the Property as a lodger.

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

4.4.1 ing which may make void or voidable any policy Block or the Property or the contents (details of s have been provided to the Tenant).

4.4.1 t the keys and/or security device to access the

4.4.1 made any duplicate keys to the Property nor to w locks to the Property.

4.4.1 interfere with the appearance, structure, exterior erty or the arrangement of the fixtures, furniture to the Landlord.

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

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

4.4.2 hangings, place any items or hang any washing in
of the Block.

4.4.2 regulations which the owner of the Block, its
management company for the Block may from time to
acts of good management of the Block.

4.5 **Noti**

4.5.1 receipt of any notice, direction or order affecting or
the Property, to deliver such a copy of such notice
not to do anything as a result of the notice,
less reasonably 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
acts as are reasonably required by the Landlord,
"rent" of all adult occupiers of the Property.

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

4.6 **End**

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

4.6.2 Landlord or the Landlord's agent on the last day of
the Property.

4.6.3 ings shall not have been removed from the
the tenancy, the Landlord shall take reasonable
enant 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 p s and expenses incurred by the Landlord, to
reme greement by the Tenant and to enforce the terms
of th Tenant.

5. **LATE PAYM**

If any Rent ement be in arrears for 14 days after the same
shall have b nally demanded or not), interest at 3% above the
Bank of Eng payable by the Tenant.

6. **FORFEITUR**

If the Rent is e (whether formally demanded or not), or if there

has been a
if the Tenan
an end) and
Landlord wi

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

The Landlord
writing of his
expired) and
Property bef
grounds set o

Ground 2: tha
tenancy and t

Ground 7: t
agreement ha

Ground 7A: t

Ground 7B: t
as a result of

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

Ground 10: t
landlord's int
begun.

Ground 11: t

Ground 12: t

Ground 13: t
of the behavi

Ground 14: t
conduct whic
convicted of
committed an

Ground 15: t
by the tenant

Ground 17: t
knowingly or

7. THE LANDLORD'S OBLIGATIONS

The Landlord

7.1 That
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unde

7.2 To r
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of the Tenant's obligations in this Agreement, or
the Landlord may forfeit the tenancy (i.e. bring it to
the Property. The other rights and remedies of the

rights 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
sion order (even after the Term of this Agreement has
r. The court will only order the Tenant to leave the
m if one of the following reasons is proved (being
using Act 1988):

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

and his rights and obligations under the tenancy
survivors.

esiding 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
t 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
eedings and on the date on which proceedings are

tly delayed paying rent.

ancy has been broken or not performed.

roperty or the common parts has deteriorated because
er person living there.

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

ced to grant the tenancy by a false statement made
ant or a person acting at the tenant's instigation.

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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
by the wilful destruction or negligence of the

- 7.3 To repair and maintain the exterior of the Property including drains, gutters and downpipes.
- 7.4 To repair and maintain in working order 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 Regulations 2015 relating to the provision and maintenance of carbon monoxide alarms.
- 7.6 That the Landlord is not 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 can prove that the damage proceeds because of the Tenant's acts or default or the acts or default of any visitors.

8. [TERMINATION]

- 8.1 The Tenant shall give the Landlord not 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 Landlord shall give the Tenant not 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:
- <<
<<
<<
- 9.2 [If the Tenant is to serve a notice on the Landlord, they must also send a copy to the Landlord at the following address:
- <<
<<
<<
- 9.3 The Landlord shall give the Tenant 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(s)

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