AGREEMENT dated the << >>

Landlord: <<Landlord's name

Tenant: <<Tenant's name>>

Property: The flat at:

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

together with the signed by the partie

Block: The building and gr

Term: A fixed term of <<

at the end of the calendar month's not terminate this Agre tenancy. The period those for which re periodic tenancy we the tenancy to an e

Rent: £<< >> per calend

month ("Due Date")

1. OUT-OF-SEASON HOLID

- 1.1 The Landlord lets a
- 1.2 The Tenant may us leading to the Prope
- 1.3 The Landlord here letting of a property ending with the becontract. The Lan Property under grounds.
- 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 obliga against each of the
- 2.3 The Landlord and

:SS>>

>

ffects specified in the inventory

e of block of flats>>

>> day of << >> 20 << >>. If, d has not received at least one on the last day of the fixed term, to continue as a contractual periodic iodic tenancy will be the same as able under this Agreement. The ne Landlord or the Tenant brings a provisions of this Agreement.

vance on the << >> day of every nancy

LETTING

Property for the Term at the Rent. corridors, staircase and lift (if any)

tice that this is an out-of-season vithin the period of twelve months noccupied under a holiday letting to recover possession of the e Housing Act 1988.

occupiers of the Property maintain n 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

that this Agreement should be

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 ager
- 3.2 The Deposit is a "te Act 2004. The Lar authorised scheme
- 3.3 The Deposit is paid in this Agreement. for the reasonable of
- 3.4 [The Deposit is to Tenancy Deposit P the Deposit Protect
- 3.5 The Landlord has preceived the inform 2004 as set out in Order 2007 (SI 200
- 3.6 The Landlord and shall be paid to the
- The Landlord shall ending if the Landlo
- 3.8 The Landlord shall within 20 working o be repaid in the suparties are in dispute

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.
- 4.1.2 To pay the (
- 4.1.3 To pay to the electricity, go during the tean docable necessary apportioned covered by

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

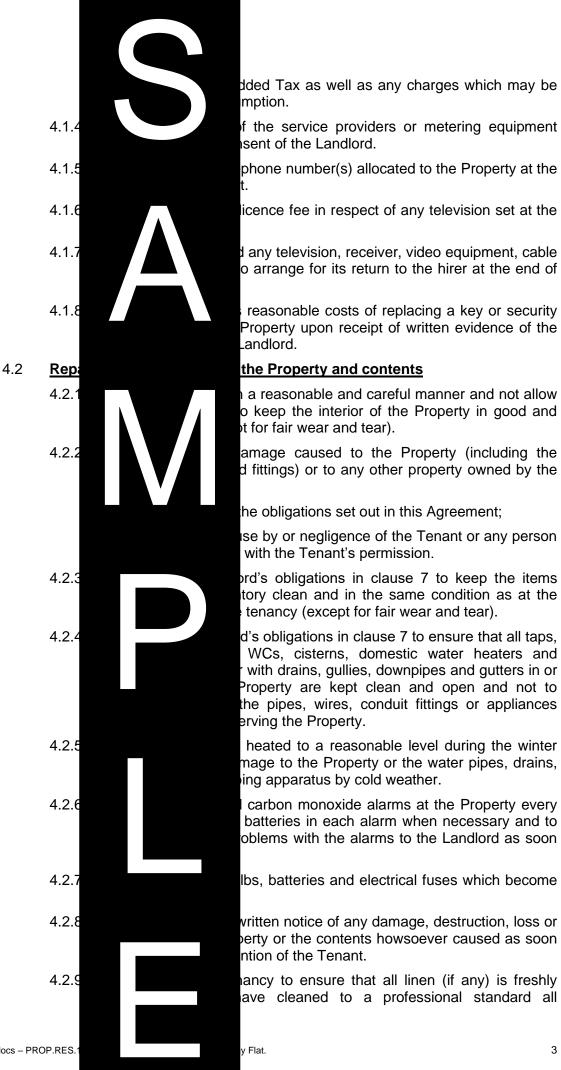
10 working days of the tenancy or part of the Deposit.

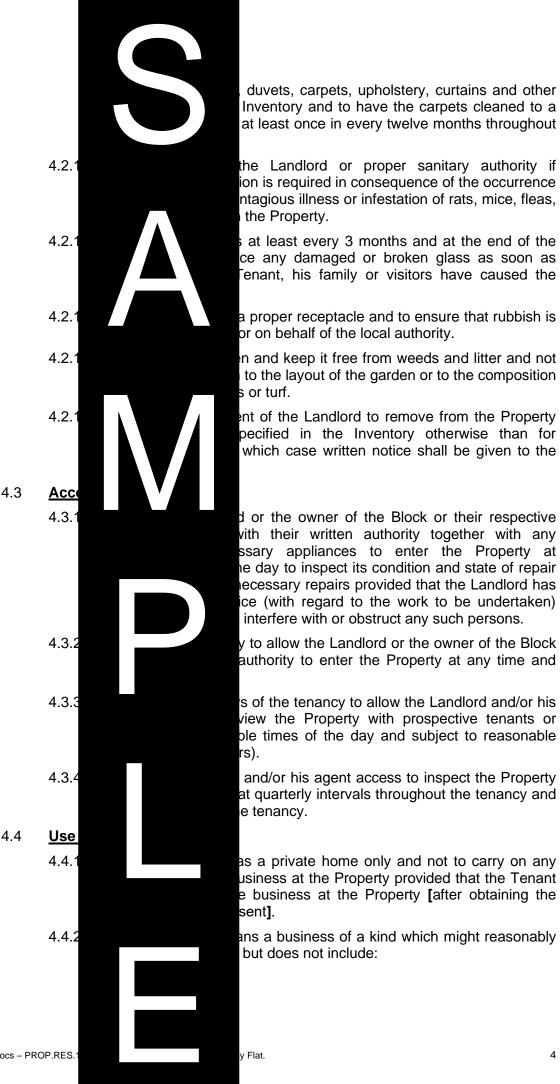
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.

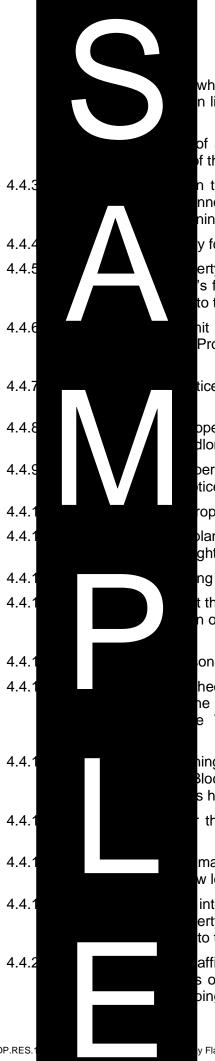
Due Date without deduction or set to the Tenant in writing by the

rty to the relevant local authority.

charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone rty during the tenancy. Where by the service provider will be ation of the tenancy. The sums standing charges or other similar







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

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

h the Property which may be a nuisance to or nnoyance to the Landlord or the tenants or hing property.

y for any illegal or immoral purposes.

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

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

tice or advertisement that is visible from outside

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

perty unoccupied for more than 21 consecutive tice to the Landlord.

roperty.

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

ng permission in respect of the Property.

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

on to occupy the Property as a lodger.

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

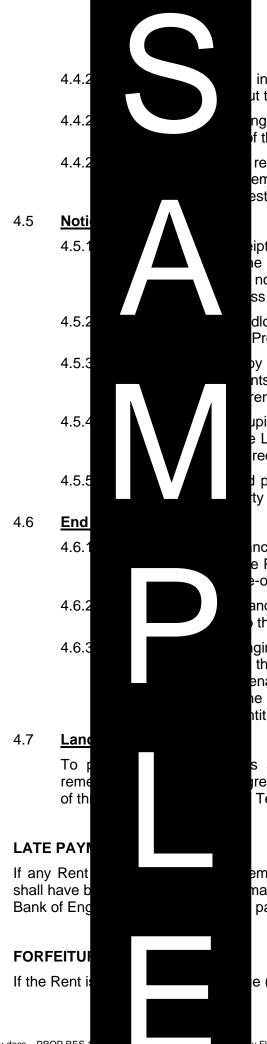
ling which may make void or voidable any policy lock or the Property or the contents (details of s have been provided to the Tenant).

the keys and/or security device to access the

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

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

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



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

ngings, place any items or hang any washing in f the Block.

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

ipt of any notice, direction or order affecting or e Property, to deliver such a copy of such notice not to do anything as a result of the notice, ss reasonably required to do so by the Landlord.

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

y the Landlord to comply with such checks and nts as are reasonably required by the Landlord, rent" of all adult occupiers of the Property.

pier of the Property has a time-limited "right to Landlord such proof of their continued "right to required by the Landlord from time to time.

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

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

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

gings shall not have been removed from the the tenancy, the Landlord shall take reasonable enant to notify them. If, within [14] days from the e Tenant's belongings have not been collected, titled to remove and dispose of the goods.

s and expenses incurred by the Landlord, to reement by the Tenant and to enforce the terms Tenant.

ement be in arrears for 14 days after the same nally demanded or not), interest at 3% above the payable by the Tenant.

e (whether formally demanded or not), or if there

5.

6.

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

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

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

Ground 2: that tenancy and

Ground 7: t agreement ha

Ground 7A: tl

Ground 7B: t as a result of

Ground 8: th proceedings weeks' rent unpaid if ren arrears if rent arrears if rent arrears if rent

Ground 10: t landlord's int begun.

Ground 11: th

Ground 12: th

Ground 13: t of the behavi

Ground 14: to conduct which convicted of committed ar

Ground 15: to by the tenant

Ground 17: t knowingly or

7. THE LANDI

The Landlor

- 7.1 That tena unde
- 7.2 To r Prop beer Tena

of the Tenant's obligations in this Agreement, or e Landlord may forfeit the tenancy (i.e. bring it to be 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 sion order (even after the Term of this Agreement has r. The court will only order the Tenant to leave the n if one of the following reasons is proved (being using Act 1988):

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

and his rights and obligations under the tenancy urvivors.

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 sedings and on the date on which proceedings are

tly delayed paying rent.

ancy has been broken or not performed.

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

living at or visiting the property (a) has been guilty of uisance 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.

hiture has deteriorated because it has been ill-treated operty.

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

t:

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 y the wilful destruction or negligence of the

- 7.3 To read
- 7.4 To resupp
- 7.5 To Mon testi
- 7.6 That Land by the cann or th

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.

brd's obligations in The Smoke and Carbon Regulations 2015 relating to the provision and monoxide alarms.

red 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.

8. [TERMINA]

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

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

s 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

9. NOTICES

- 9.1 Unde notifi Land
 - <<
 - <<
 - <<
- 9.2 [If th the L
 - <<
 - << <<
 - __
- 9.3 The

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

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

notice on the Tenant at the Property.

10. JURISDICT

This Agreen

the law of England.

SIGNED by

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenanto Tenant(s)