AGREEMENT dated the << >>

Landlord: <<Landlord's name

Tenant: <<Tenant's name>>

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

> together with the fix by the parties ("Inve

- The building and gr Block:
- 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 wil tenancy to an end ir

Rent: £<< >> per calend month ("Due Date")

1. **OUT-OF-SEASON HOLID**

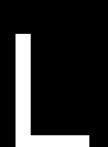
- The Landlord lets a 1.1
- 1.2 The Tenant may us leading to the Prope
- 1.3 The Landlord here letting of a property ending with the beg contract. The Lan Property under grou
- 1.4 It is a condition of the a "right to rent" as Term.

2. **INTERPRETATION**

- 2.1 Any obligation on includes an obligati thing.
- 2.2 Whenever there is Tenant their obligation against each of ther
- 2.3 The Landlord and









ss>>

>

s specified in the inventory signed

e of block of flats>>

>> day of << >> 20 << >>. If, at hot 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 visions of this Agreement.

ance 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 within the period of twelve months occupied under a holiday letting t 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

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 Puthe Deposit Protecti
- 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, Council Tax

- 4.1.1 To pay the off and by Landlord.
- 4.1.2 To pay the C
- 4.1.3 To pay to the electricity, g during the te and cable necessary te apportioned covered by charges and made for act









of the Contracts (Rights of Third

ney includes an obligation to pay

>> ("**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 ne Deposit to compensate himself 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 tion of the tenancy. The sums standing charges or other similar ell as any charges which may be

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- 4.1.4 Not to char without the v
- 4.1.5 Not to chang date of this A
- 4.1.6 To pay the t Property.
- 4.1.7 If the Tenan equipment c the tenancy.
- 4.1.8 If the Proper

[To pay the device to ad costs incurre

OR

If the Proper

[To pay the removing a of written ev

4.2 Repair and mainte

- 4.2.1 To use the F it to deterior clean condit
- 4.2.2 To make g Landlord's fi Landlord thr
 - a) any b
 - b) any i at the
- 4.2.3 Subject to t specified in commencer

4.2.4 Subject to th baths, wash internal pipe connected v damage or within or exc

- 4.2.5 To keep the months to p tanks and ot
- 4.2.6 To test all s month, to ch report any fa as possible.
- 4.2.7 To replace a defective.

S











providers or metering equipment dlord.

(s) allocated to the Property at the

espect of any television set at the

, receiver, video equipment, cable ts return to the hirer at the end of

osts of replacing a key or security receipt of written evidence of the

of replacing, changing, adding or access the Property upon receipt ed by the Landlord].

ind contents

and careful manner and not allow erior of the Property in good and ind tear).

to the Property (including the any other property owned by the

set out in this Agreement;

ence of the Tenant or any person it's permission.

s in clause 7 to keep the items in the same condition as at the pt for fair wear and tear).

in clause 7 to ensure that all taps, s, domestic water heaters and ullies, downpipes and gutters in or ept clean and open and not to es, conduit fittings or appliances erty.

easonable level during the winter operty or the water pipes, drains, by cold weather.

xide alarms at the Property every ich alarm when necessary and to e alarms to the Landlord as soon

nd electrical fuses which become

- 4.2.8 To give the happening to as it comes
- 4.2.9 At the end laundered a bedspreads, articles set professional the tenancy.
- 4.2.10 To give notic or fumigatio infectious o insects and t
- 4.2.11 To clean the tenancy and possible wh damage or b
- 4.2.12 To place all regularly col
- 4.2.13 To maintain to make any of trees, shri
- 4.2.14 Not without any of the ite repairs (in w

4.3 Access for Landlo

- 4.3.1 To allow the agents or an and necessa the day to in necessary r notice (with to interfere v
- 4.3.2 In cases of e or anyone v without notic
- 4.3.3 During the la agent to er occupiers at notice (usua
- 4.3.4 To allow the by prior arra in the final m

4.4 Use of the Propert

4.4.1 To use the profession to may carry o Landlord's w











f any damage, destruction, loss or itents howsoever caused as soon nant.

e that all linen (if any) is freshly to a professional standard all ts, upholstery, curtains and other to have the carpets cleaned to a n every twelve months throughout

er sanitary authority if disinfection uence of the occurrence of any infestation of rats, mice, fleas,

3 months and at the end of the ed or broken glass as soon as nily or visitors have caused the

acle and to ensure that rubbish is the local authority.

ree from weeds and litter and not f the garden or to the composition

lord to remove from the Property ntory otherwise than for necessary shall be given to the Landlord).

of the Block or their respective thority together with any workmen re Property at reasonable times of tate of repair and to carry out any Landlord has given reasonable undertaken) beforehand and not persons.

andlord or the owner of the Block ter the Property at any time and

y to allow the Landlord and/or his erty with prospective tenants or e day and subject to reasonable

ent access to inspect the Property ervals throughout the tenancy and

me only and not to carry on any Property provided that the Tenant the Property [after obtaining the

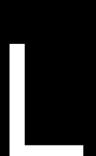
- 4.4.2 A home bus be carried or
 - a) a bus on lic
 - b) any l section
- 4.4.3 Not to do a cause dama occupiers of
- 4.4.4 Not to use th
- 4.4.5 Not to use affecting the Landlord has
- 4.4.6 Not to caus collect in or domestic us
- 4.4.7 Not to displate the Property
- 4.4.8 Not to keep first obtainin
- 4.4.9 Not to leave days without
- 4.4.10 Not to smoke
- 4.4.11 To comply the Landlord
- 4.4.12 Not to apply
- 4.4.13 Not to assign to part with p of it.
- 4.4.14 Not to permi
- 4.4.15 To carry o requirements letting or li Landlord or l
- 4.4.16 Not to do an of insurance which policy
- 4.4.17 To be response Property.
- 4.4.18 Not to make replace or a
- 4.4.19 Not to alter or interior of and effects t











of a kind which might reasonably clude:

supply of alcohol for consumption rm all or part of the Property; or

tioned in regulations made under and Tenant Act 1954.

which may be a nuisance to or the Landlord or the tenants or

or immoral purposes.

which contravenes a restriction superior leasehold) title which the attention.

ous or inflammable substance to from those needed for general

ement that is visible from outside

nal or bird or domestic pet without onsent.

ed for more than 21 consecutive lord.

ions affecting the Property which nt's attention.

n respect of the Property.

or any part of the Property and not upation of the Property or any part

e Property as a lodger.

d to satisfy the "right to rent" Act 2014 in relation to any subnts, whether authorised by the

make void or voidable any policy operty or the contents (details of pvided to the Tenant).

/or security device to access the

licate keys to the Property nor to roperty.

he appearance, structure, exterior angement of the fixtures, furniture

- 4.4.20 Not to alter wiring, pipes electrical wir
- 4.4.21 Not to erect television ae
- 4.4.22 Not to leave the commun
- 4.4.23 To comply w or any man make in the

4.5 Notices and legal

- 4.5.1 Within 7 da being likely to the Landle or order unle
- 4.5.2 To forward t items deliver
- 4.5.3 Promptly on provide such certifying the
- 4.5.4 Where any rent" to prov rent" as is re
- 4.5.5 To notify the occupier of t

4.6 End of the tenancy

- 4.6.1 At the end of Property and ready for imit
- 4.6.2 To hand ove the tenancy
- 4.6.3 If the Tena Property at t steps to con end of the t the Landlord

4.7 Landlord's costs

To pay all reasonab any breach of this Agreement against

5. LATE PAYMENT OF REN

If any Rent shall without p

¹ If the Property is in England, you (Tenant Fees Act 2019). If the Propertian 7 days late (The Renting Home

S











o the walls or damage the floors, ty and not to alter or extend any allation on the Property.

the Property any satellite dish or sent in writing of the Landlord.

iny items or hang any washing in

the owner of the Block its agents he Block may from time to time ement of the Block.

ce direction or order affecting or deliver such a copy of such notice g as a result of the notice direction o do so by the Landlord.

days of receipt any post or other ssed to him.

to comply with such checks and sonably required by the Landlord occupiers of the Property.

operty has a time-limited "right to n proof of their continued "right to Landlord from time to time.

e immigration status of any adult h that the "right to rent" is lost.

the Tenant's belongings from the in and tidy so that the Property is

andlord's agent on the last day of

t have been removed from the he Landlord shall take reasonable hem. If, within [14] days from the ongings have not been collected, e and dispose of the goods.

curred by the Landlord to remedy tand to enforce the terms of this

ears for [14] or [7]¹ days after the

the rent is more than 14 days late nly charge interest if the rent is more Limits of Default Payments) (Wales) same shall have become above the Bank of England

6. FORFEITURE

If the Rent is at least 21 da has been a substantial bro the Landlord may forfeit the the Property. The other right

(Note: This clause does not a Act 1977. The Landlord cannomade an order for possession

The Landlord can only remo writing of his intention to seek expired) and by obtaining a Property before the expiry of t set out in Schedule 2 to the H

Ground 8: that both at the d proceedings for possession weeks' rent unpaid where re unpaid if rent is payable mon arrears if rent is payable quar arrears if rent is payable year

Ground 10: that there is son landlord's intention to comm begun.

Ground 11: that the tenant ha

Ground 12: that any obligation

Ground 13: that the condition the behaviour of the tenant or

Ground 14: that the tenant or conduct which is or is likely to convicted of using the proper committed an arrestable offer

Ground 15: that the condition by the tenant or someone livir

Ground 17: that the landlord knowingly or recklessly by eit

7. THE LANDLORD'S OBLIC

The Landlord agrees with t

- 7.1 That the Tenant n tenancy without an under or in trust for
- 7.2 To return to the Te Property has been been made uninhab
- 7.3 To repair the struc and external pipes.

Regulations 2020).













demanded or not) interest at 3% able by the Tenant.

mally demanded or not) or if there nt's obligations in this Agreement an end) and recover possession of andlord will remain in force.

nt under the Protection from Eviction t a Tenant without a court having first

pperty by giving the Tenant notice in after the Term of this Agreement has only order the Tenant to leave the ring reasons is proved (being grounds

the landlord's intention to commence int hearing there is (a) at least eight tnightly, (b) at least two months' rent ter's rent more than three months in onths' rent more than three months in

the date of service of notice of the the date on which proceedings are

ng rent.

roken or not performed.

hon parts has deteriorated because of re.

ng the property (a) has been guilty of byance to neighbours or (b) has been for immoral or illegal purposes or has be property.

orated because it has been ill-treated

tenancy by a false statement made cting at the tenant's instigation.

d enjoy the Property during the Landlord or any person claiming

for any period during which the pvided that the Property has not ction or negligence of the Tenant.

Property including drains, gutters

- 7.4 To repair and main supply of water, ga heating and hot wat
- 7.5 To comply with t Monoxide Alarm (E testing of smoke an
- 7.6 That the Tenant is Landlord can claim by the Landlord pr cannot obtain the ir or those of the Tena

8. [TERMINATION

- 8.1 The Landlord may any time to end this last day of a rental from the start of the
- 8.2 The Tenant may given time to end this Ag day of a rental perion the start of the tena

9. NOTICES

- 9.1 Under section 48 o notified that notices Landlord by the Ter
 - << >> << >> << >>
- 9.2 [If the Tenant serve Landlord's agent at
 - << >> << >> << >>]
- 9.3 The Landlord must

10. JURISDICTION

This Agreement shall be go

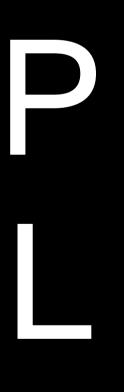
SIGNED by

<<Name of Landlord >>









apparatus in the Property for the anitary apparatus and the central

ns in The Smoke and Carbon 15 relating to the provision and ns.

amage to the Property where the r any insurance policy maintained on will not apply if the Landlord use of the Tenant's acts or default

>> months prior written notice at at such notice must expire on the pire sooner than << 6>> months

months prior written notice at any uch notice must expire on the last sooner than << 6>> months from

nt Act 1987 the Tenant is hereby ceedings) must be served on the ess:

d he must also send a copy to the

enant at the Property.

gland and Wales.

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Landlord

SIGNED by

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

