# AGREEMENT dated the << >>Landlord:<<Landlord's name:</td>Tenant:<<Tenant's name>>Property:The flat at:<br/><<Address>><br/><<Address>><br/><<Address>>together with the<br/>signed by the partieBlock:The building and gr

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 in

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

# 1. LETTING

- 1.1 The Landlord lets a
- 1.2 The Tenant may us lift (if any) leading to
- 1.3 It is a condition of the a "right to rent" as a Term.

# 2. INTERPRETATION

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

ss>> > effects e of blue >> dat continue iodic to able to Land







effects specified in the inventory

e of block of flats>>

>> day of << >> 20 << >>. If, at not received at least one calendar a 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.

vance on the << >> day of every nancy

Property for the Term at the Rent.

corridors, staircase, landings and d from it. ("**Common Areas")** 

occupiers of the Property maintain In Act 2014 at all times during the

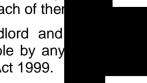
ement not to do an act or thing another person to do such act or

comprising the Landlord or the against all of them jointly and

that this Agreement should be of the Contracts (Rights of Third

ney includes an obligation to pay

ion is a reference to it as it is in



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 Pr the 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 t apportioned covered by charges and made for act
  - 4.1.4 Not to char without the v













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 hancy 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

providers or metering equipment dlord.

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shed Flat.

- 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 o the tenancy.
- 4.1.8 To pay the device to ac costs incurre

### 4.2 Repair and mainte

- 4.2.1 To use the lit 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 keep all f times and to door closers
- 4.2.8 To replace a defective.
- 4.2.9 To give the happening to as it comes
- 4.2.10 At the end laundered a bedspreads,

S











(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

# ind contents

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

d 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 ach alarm when necessary and to e alarms to the Landlord as soon

roperty and the Block closed at all oblems with the fire doors or the as possible.

ind electrical fuses which become

f any damage, destruction, loss or ntents howsoever caused as soon hant.

e that all linen (if any) is freshly to a professional standard all ts, upholstery, curtains and other

shed Flat.



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 us 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, their family or visitors have caused the

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

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

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

vs of the tenancy to allow the Landlord and/or d view the Property with prospective tenants or ble times of the day and subject to reasonable ˈs).

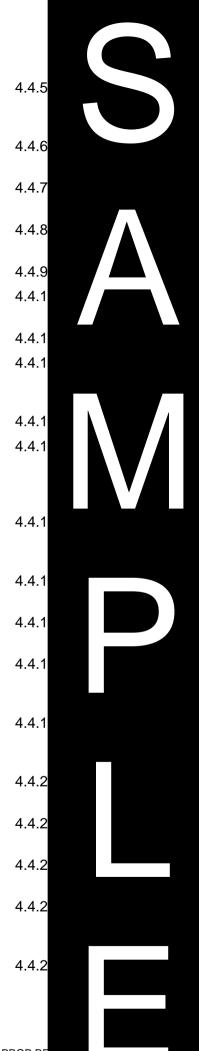
and/or their agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy.

is a private home only and not to carry on any siness at the Property.

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

for any illegal or immoral purposes.

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



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

ice or advertisement that is visible from outside

perty any animal or bird or domestic pet without lord's written consent.

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

operty.

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

ng permission in respect of the Property.

the Property or any part of the Property and not 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" e Immigration Act 2014 in relation to any sube Tenant grants, whether authorised by the

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

the keys and/or security device to access the

made any duplicate keys to the Property nor to v 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, drains of the Property and not to alter or extend umbing or gas installation on the Property.

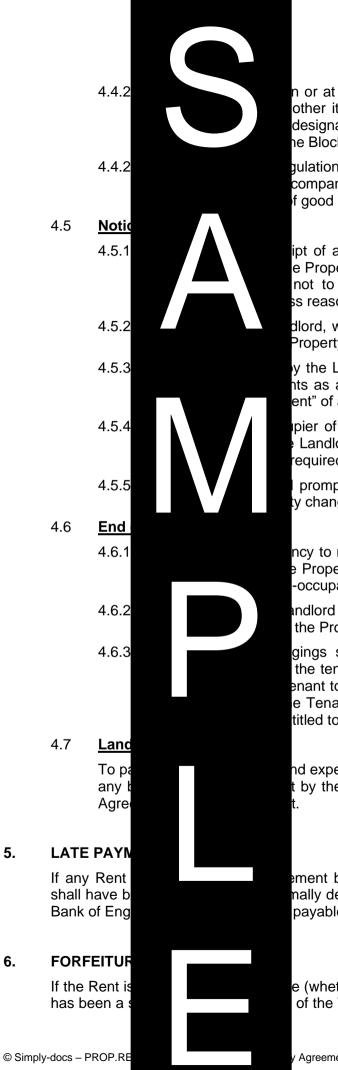
in or affix to the Property any satellite dish or the prior consent in writing of the Landlord.

hgings, place any items or hang any washing in fithe Block.

roperty any soft furnishings, fixtures and fittings ot comply with fire safety laws and regulations.

nper with any fire prevention and fire control ealth and safety equipment) provided at or in the by the Landlord or by the owner of the Block.

e escape or prop open or otherwise tamper with within or at the Property and the Block.



n or at the Property and the Block any bicycles, other items so as to block any of the Common designated store as may be determined by the he Block from time to time).

pulations which the owner of the Block, its agents company for the Block may from time to time f 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, s 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 its as are reasonably required by the Landlord, ent" 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.

ndlord 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.

nd expenses incurred by the Landlord, to remedy t by the Tenant and to enforce the terms of this t

ment 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 of the Tenant's obligations in this Agreement, or

if the Tenant an end) and Landlord will

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

The Landlord writing of the has expired) Property befo set out in Sch

Ground 2: that tenancy and t

Ground 7: th agreement ha

Ground 7A: th

Ground 7B: thas a result of

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

Ground 10: the landlord's interest begun.

Ground 11: th

Ground 12: th

Ground 13: th the behaviour

Ground 14: th conduct which convicted of u committed an

Ground 15: th by the tenant

Ground 17: the knowingly or it

### 7. THE LANDL

7.1 The l

7.1.2















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 ession order (even after the Term of this Agreement der. 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.

nd their rights and obligations under the tenancy survivors.

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

ly 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 ing it to be used for immoral or illegal purposes or has the locality of, the property.

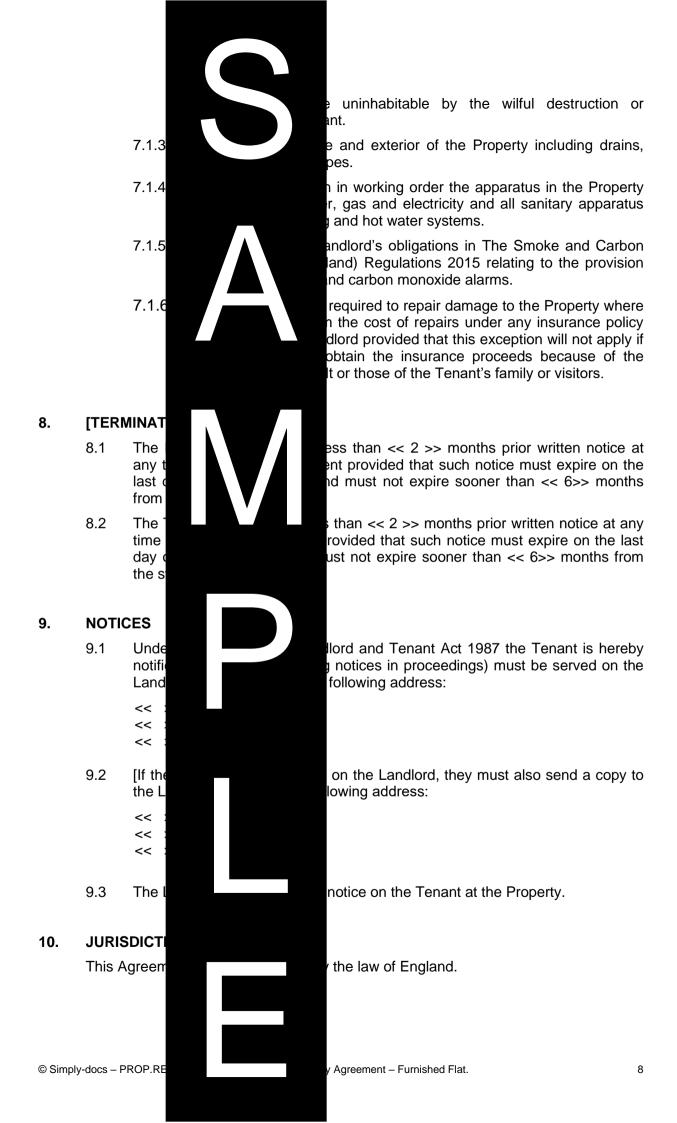
iture has deteriorated because it has been ill-treated perty.

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

### Tenant:

uietly possess and enjoy the Property during the interruption from the Landlord or any person ist for the Landlord.

nt any Rent payable for any period during which made uninhabitable provided that the Property



SIGNED by

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant( Tenant(s)

