AGREEMENT dated the << >>

Landlord: <<Landlord's name:

Tenant: <<Tenant's name>>

Property: The flat at:

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

Block: 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 will 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 of 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 force for the time be

ss>>

>

e of block of flats>>

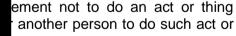
>> day of << >> 20 << >>. If, at not received at least one calendar last day of the fixed term, to continue as a contractual periodic iodic tenancy will be the same as able under this Agreement. The Landlord or the Tenant brings the ovisions of this Agreement.

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 on Act 2014 at all times during the



- 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 ed, extended or re-enacted).

1



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 Protection of the Deposit of
- 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 do be repaid in the suparties 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 0
- 4.1.3 To pay to the electricity, g during the te and cable necessary tapportioned covered by charges and made for act
- 4.1.4 Not to char without the v
- 4.1.5 Not to chang date of this A

>> ("**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.

(s) allocated to the Property at the

4.1.6 To pay the t Property.

- 4.1.7 If the Tenan equipment c the tenancy.
- 4.1.8 To pay the device to accosts incurre

4.2 Repair and mainte

- 4.2.1 To use the fit to deterior clean condition
- 4.2.2 To make gl Landlord's fi Landlord thro
 - a) any b
 - b) any i
- 4.2.3 Subject to the baths, wash internal pipe connected was damage or within or except.
- 4.2.4 To keep the months to p tanks and ot
- 4.2.5 To test all s month, to ch report any fa as possible.
- 4.2.6 To keep all f times and to door closers
- 4.2.7 To replace a defective.
- 4.2.8 To give the happening to the attention
- 4.2.9 To have all every twelve tenancy.
- 4.2.10 To give notice or fumigation infectious or insects and the section of 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

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.

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 tch alarm when necessary and to e alarms to the Landlord as soon

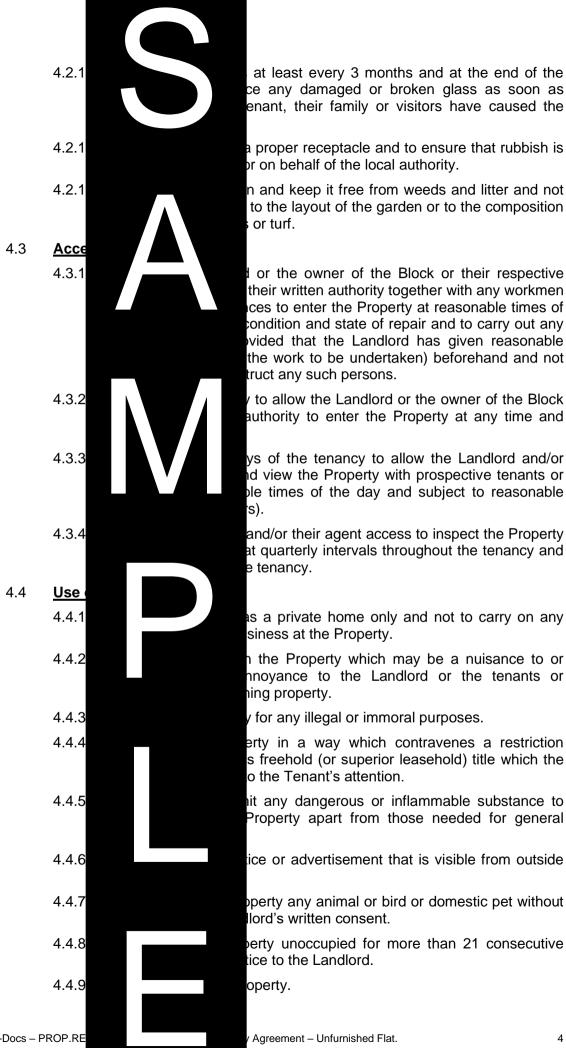
roperty and the Block closed at all oblems with the fire doors or the as possible.

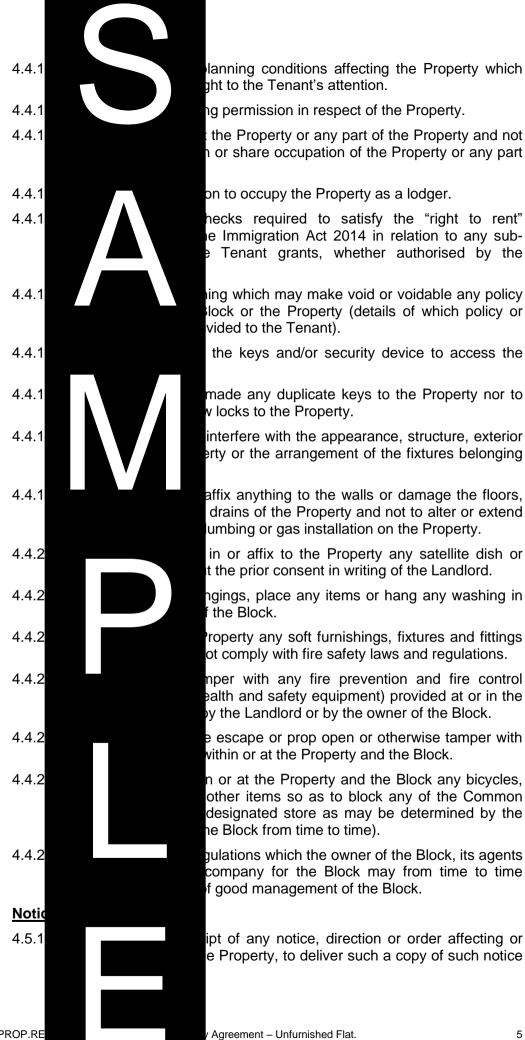
nd electrical fuses which become

f any damage, destruction, loss or er caused as soon as it comes to

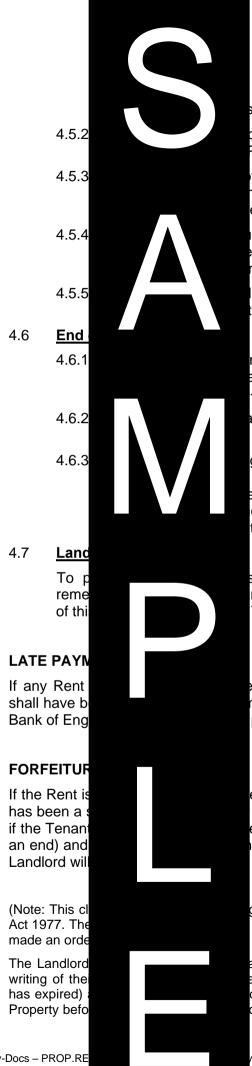
essional standard at least once in tenancy and at the end of the

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





4.5



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 hts 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 Property clean and tidy so that the Property is -occupation.

indlord 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.

ment be in arrears for 14 days after the same hally 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 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

5.

6.

set out in Sch

Ground 2: that tenancy and t

Ground 7: the agreement has

Ground 7A: th

Ground 7B: that as a result of

Ground 8: the proceedings of weeks' rent usunpaid if rent arrears if rent arrears if rent arrears if rent

Ground 10: the landlord's interpretation begun.

Ground 11: th

Ground 12: th

Ground 13: th the behaviour

Ground 14: the conduct which convicted of uncommitted an

Ground 15: the by the tenant

Ground 17: the knowingly or it

7. THE LAND

The Landlor

- 7.1 That tenar unde
- 7.2 To re Properties
- 7.3 To re
- 7.4 To re supp heati
- 7.5 To d Mond testin
- 7.6 That Land

1988):

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

and 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 no 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 pperty.

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

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 he wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

rking order the apparatus in the Property for the tricity and all sanitary apparatus and the central

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

ed to repair damage to the Property where the frepairs under any insurance policy maintained

by th cann or the

at this exception will not apply if the Landlord roceeds because of the Tenant's acts or default or visitors.

8. [TERMINAT

- 8.1 The any tags of from
- 8.2 The time day of the si

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

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 notific Land
 - << :
 - <<
 - <<
- 9.2 [If the the L
 - <<
 - << <<
- 9.3 The I

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

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

notice on the Tenant at the Property.

10. JURISDICTI

This Agreem

SIGNED by

<<Name of Landlord

SIGNED by

<<Name of Tenant(Tenant(s)

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the law of England.

