

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> <<SS>>

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

Property: The house [and garden]
<<Address>>
<<Address>>
<<Address>>

together with the fixtures and fittings as specified in the inventory signed by the parties ("**Inventory**").

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

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

1. LETTING

- 1.1 The Landlord lets and occupies the Property for the Term at the Rent.
- 1.2 It is a condition of the Agreement that the Tenant and 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 Tenant to do an act or thing includes an obligation on the Tenant to require another person to do such act or thing.
- 2.2 Whenever there is an obligation on the Tenant comprising the Landlord or the Tenant their obligation shall be enforceable against all of them jointly and severally.
- 2.3 The Landlord and Tenant agree that this Agreement should be enforceable by any Party in accordance with the Contracts (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay Value Added Tax includes an obligation to pay the appropriate amount of Value Added Tax.
- 2.5 A reference to a statute in this Agreement is a reference to it as it is in force for the time being (including as amended, extended, or re-enacted).

3. [THE DEPOSIT

- 3.1 The Tenant must pay the Deposit (>> ("**Deposit**") to the Landlord or the Landlord's agent in accordance with the agreement.
- 3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord must hold the Deposit in accordance with an approved scheme under that Act.
- 3.3 The Deposit is paid in full at the start of the performance of the Tenant's obligations under this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable cost of any damage to the Property by the Tenant of those obligations.
- 3.4 [The Deposit is to be held by the Landlord in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with an approved scheme.]
- 3.5 The Landlord has provided the Tenant with, within 30 days of the Deposit being received, the information required by section 213(5) of the Housing Act 2004 as set out in the Prescribed Information Order 2007 (SI 2007/1004).
- 3.6 The Landlord and Tenant shall be paid to the Tenant the interest (if any) accrued on the Deposit during the tenancy.
- 3.7 The Landlord shall repay the Deposit within 10 working days of the tenancy ending if the Landlord is not liable for any loss of or part of the Deposit.
- 3.8 The Landlord shall repay the Deposit within 20 working days of the tenancy ending if the Landlord is not liable for any loss of or part of the Deposit. If the Landlord and Tenant are in dispute as to whether the Landlord is liable to repay the Deposit, the Landlord shall repay the Deposit within 20 working days of the tenancy ending if the Landlord is not liable for any loss of or part of the Deposit.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

4.1 Rent, Council Tax

- 4.1.1 To pay the rent to the Landlord on the Due Date without deduction or set off and by the Landlord to the Tenant in writing by the Landlord.
- 4.1.2 To pay all Council Tax to the Landlord in respect of any tenancy (whether or not the Tenant lives at the Property).
- 4.1.3 To pay to the Landlord the charges in relation to the supply of electricity, gas, water, sewerage) services to the Property during the tenancy. Where the charges for the use of any telephone or other communication facilities are payable by the service provider will be borne by the Tenant. The sums payable by the Tenant shall include any standing charges or other similar charges and any charges which may be payable by the Tenant.
- 4.1.4 Not to change the Landlord's providers or metering equipment without the Landlord's written consent.
- 4.1.5 Not to change the Landlord's (s) allocated to the Property at the date of this Agreement.

4.1.6 Licence fee in respect of any television set at the

4.1.7 of any television, receiver, video equipment, cable
to arrange for its return to the hirer at the end of

4.2 **Repairs to 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

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;

se by or negligence of the Tenant or any person
with the Tenant's permission.

4.2.3 Lord's obligations in clause 7 to keep the items
tory clean and in the same condition as at the
e tenancy and to make good or replace with
ort and equal value such as may be lost, broken
e option of the Landlord to pay compensation to

4.2.4 d'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
amage 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 bs, batteries and electrical fuses which become

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

4.2.9 o the Tenant written notice of any failure to carry
n are the obligation of the Tenant under this
ut such repairs within a reasonable period of
or immediately in the case of an emergency
ord or his agents and workmen shall be entitled
o perform the said works the cost of which will be
he Landlord upon demand.

4.2.1 ancancy to ensure that all linen (if any) is freshly
professionally cleaned all bedspreads, blankets,

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stery, curtains and other articles set out in the substituted for the same which shall be shown by tory to have been soiled during the tenancy but the carpets professionally cleaned at least once in throughout the tenancy.

4.2.1 The Landlord or proper sanitary authority if disinfection required in consequence of the occurrence of any serious illness or infestation of rats, mice, fleas, on the Property and (if the problem has been caused by the Tenant, his family or visitors) to bear the cost of any disinfection and further to pay for the cost of redecoration and to replace or pay for the replacement of any articles destroyed on account of such infection, infestation

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4.2.1 The Tenant shall repair or replace at least every 3 months and at the end of the tenancy any damaged or broken glass as soon as practicable. If the Tenant, his family or visitors have caused the

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4.2.1 The Tenant shall provide a proper receptacle and to ensure that rubbish is removed from the Property or on behalf of the local authority.

4.2.1 The Tenant shall maintain and keep it free from weeds and litter and not to alter the layout of the garden or to the composition of the lawn or turf.

4.2.1 The Tenant shall permit the Landlord to remove from the Property any items listed in the Inventory otherwise than for necessary repairs. Written notice shall be given to the Landlord).

4.3 Access

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4.3.1 The Landlord and/or his agent or anyone with Landlord's authority shall have the right to enter the Property with any workmen and necessary appliances at reasonable times of the day to inspect its condition, to carry out any necessary repairs and to carry out any necessary repairs. The Landlord has given reasonable notice (with regard to the Tenant's absence) beforehand and not to interfere with or disturb the Tenant's peace.

4.3.2 The Tenant shall permit the Landlord or anyone with the Landlord's authority to enter the Property at any time and without notice.

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4.3.3 The Landlord shall have the right of access to the Property at any time of the day to allow the Landlord and/or his agent to view the Property with prospective tenants or to carry out any necessary repairs (with regard to the Tenant's absence).

4.3.4 The Landlord shall have the right to allow the Landlord and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and to carry out any necessary repairs.

4.4 Use

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4.4.1 The Property shall be used as a private home only and not to carry on any business at the Property.

- 4.4.2 on the Property which may be a nuisance to or annoyance to the Landlord or the tenants or other property.
- 4.4.3 for any illegal or immoral purposes.
- 4.4.4 the Property in a way which contravenes a restriction on the Landlord's freehold (or superior leasehold) title which the Landlord draws to the Tenant's attention.
- 4.4.5 not store or deposit any dangerous or inflammable substance to or on the Property apart from those needed for general household use.
- 4.4.6 not display any notice or advertisement that is visible from outside the Property.
- 4.4.7 not bring onto the Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.8 not leave the Property unoccupied for more than 21 consecutive days without notice to the Landlord.
- 4.4.9 not use the Property for any business purpose.
- 4.4.10 not contravene any planning conditions affecting the Property which the Landlord draws to the Tenant's attention.
- 4.4.11 not apply for any planning permission in respect of the Property.
- 4.4.12 not sublet the Property or any part of the Property and not assign or share occupation of the Property or any part of the Property.
- 4.4.13 not allow any person to occupy the Property as a lodger.
- 4.4.14 not fail to provide the checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-tenant or lodger the Tenant grants, whether authorised by the Landlord or not.
- 4.4.15 not do anything which may make void or voidable any policy of insurance in respect of the Property or the contents (details of which policy the Landlord draws to the Tenant) or which may cause an increased liability to the Landlord and to repay to the Landlord on demand all sums payable by way of increased premiums and all sums payable by the Landlord in relation to any renewal of such policy or policies by a breach of this sub-clause.
- 4.4.16 not make any duplicate keys to the Property nor to change or replace any locks to the Property without the previous written consent of the Landlord (except in emergency) and the Tenant shall provide a full set of keys to the new locks shall at the request of the Landlord be provided to the Landlord or the Landlord's agent.
- 4.4.17 not do anything which would interfere with the appearance, structure, exterior or interior of the Property or the arrangement of the fixtures, furniture or fittings of the Property to the Landlord.
- 4.4.18 not affix anything to the walls or damage the floors, ceilings or other parts of the Property and not to alter or extend any electrical, gas or gas installation on the Property.

- 4.4.1 in or affix to the Property any satellite dish or at the prior consent in writing of the Landlord.
- 4.5 **Notice**
- 4.5.1 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, as 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 as are reasonably required by the Landlord, "right to rent" of all adult occupiers of the Property.
- 4.5.4 occupier of the Property has a time-limited "right to rent" from the landlord such proof of their continued "right to rent" as reasonably required by the Landlord from time to time.
- 4.5.5 promptly if the immigration status of any adult occupier changes such that the "right to rent" is lost.
- 4.6 **End of Tenancy**
- 4.6.1 Landlord or the Landlord's agent to remove the Tenant's belongings from the Property and ensure the Property is left clean and tidy so that the Property is ready for re-occupation.
- 4.6.2 Landlord or the Landlord's agent on the last day of the Tenancy to inspect the Property and if the Tenant fails to comply with the requirements of the Landlord shall have the right to change all the contents of the Property at the Tenant's expense.
- 4.6.3 Landlord or the Landlord's agent shall have the right to remove any items belonging to members of the Tenant's household which have not been removed from the Property at the end of the Tenancy.
- 4.6.4 If any items remain on the Property which prevent the Landlord from re-letting the Property, the Tenant shall be liable for the Landlord damages at the rate equal to the market rent for the Property until the Tenant shall have removed such items; and
- 4.6.5 If the Tenant fails to remove the goods in a reasonable time the Landlord shall be entitled to remove the goods and the Tenant shall be liable to indemnify the Landlord for all reasonable expenses incurred in the removal and/or storage or disposal of the goods.
- 4.7 **Landlord's Costs**
- 4.7.1 Landlord against all reasonable costs and expenses incurred in connection with this Agreement by the Tenant.
- 4.7.2 Landlord in respect of all reasonable costs incurred in enforcing the terms of this Agreement against the Tenant.
- 4.7.3 Landlord in respect of all reasonable expenses incurred by the Landlord in preparing and presenting any claim against the Tenant under section 146 of the Law of Property Act 1925 or in connection with the enforcement of the same is avoided without a court order;

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dilapidations recording the Tenant's default as
state of the property at the end of the tenancy.

5. LATE PAYMENT

If any Rent shall
have become
rate of Barcl

ment be in arrears for 7 days after the same shall
demanded or not), interest at 2% above the base
payable by the Tenant.

6. FORFEITURE

If the Rent is
has been a s
if the Tenant
an end) and
the Landlord

ie (whether formally demanded or not) or if there
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

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

rights of the Tenant under the Protection from Eviction
Property or evict a Tenant without a court having first

The Landlord
writing of his
expired) and
court will only
following reas

ant from the Property by giving the Tenant notice in
ion order (even after the Term of this Agreement has
If this tenancy is an assured shorthold tenancy the
the Property before the expiry of the Term if one of the
ds set out in Schedule 2 to the Housing Act 1988):

Ground 2: tha
tenancy and t

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

Ground 7: tha
have been pa

is rights and obligations under the tenancy agreement

Ground 7A: th

esiding at the Property commits anti-social behaviour.

Ground 7B: th
as a result of

nts or occupiers in the Property have no 'right to rent'

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

ce of notice of the landlord's intention to commence
time of the court hearing there is (a) at least eight
the weekly or fortnightly, (b) at least two months' rent
at least one quarter's rent more than three months in
at least three months' rent more than three months in

Ground 10: th
landlord's inte
begun.

standing both at the date of service of notice of the
ceedings and on the date on which proceedings are

Ground 11: th

ly delayed paying rent.

Ground 12: th

ancy has been broken or not performed.

Ground 13: th
the behaviour

erty or the common parts has deteriorated because of
person living there.

Ground 14: th
conduct which
convicted of u
committed an

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

Ground 15: th
by the tenant

niture has deteriorated because it has been ill-treated
property.

Ground 17: th

ed to grant the tenancy by a false statement made

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7. THE LANDLORD'S OBLIGATIONS

The Landlord shall:

- 7.1 That the Tenant shall have the sole possession and enjoy the Property during the term of the lease without interference from the Landlord or any person claiming under the Landlord.
- 7.2 To repair the Property and to pay the Rent payable for any period during which the Property is uninhabitable provided that the Property has not been rendered uninhabitable by the wilful destruction or negligence of the Tenant.
- 7.3 To repair and maintain the exterior of the Property including drains, gutters and external walls.
- 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 shall be obliged to repair damage to the Property where the damage is caused by the Tenant or any person acting at the tenant's instigation or the Tenant's 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 be served with a copy on the Landlord, they must also send a copy to the following address:
<< >>
<< >>
<< >>

9.3 The Lessor shall give 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(s)
Tenant(s)