### AGREEMENT dated the << >>

s name
s

Tenant: << Tenant's name>>

Property: The bedsit known a

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

House: The house and gar

- 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" Council Tax].

### 1. LETTING

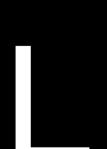
- 1.1 The Landlord lets a
- 1.2 The Tenant may us lift (if any) leading to
- The Tenant may us outdoor areas and Landlord in accor Landlord.
- 1.4 It is a condition of the a "right to rent" as a Term.

### 2. INTERPRETATION

- 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.









SS>>

bedsit>> at:

of house>>

>> 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 pyisions of this Agreement.

ance on the << >> day of every tenancy. [The rent is inclusive of

Property for the Term at the Rent.

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

ver rooms, kitchens, living rooms, ities as are designated by the nable regulations made by the

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

- 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 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 Protection 2017]
- 3.5 The Landlord has p received the inform 2004 as set out in Order 2007 (SI 200
- 3.6 The Landlord and <sup>-</sup> 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 I off and by Landlord.
- 4.1.2 [To pay the
- 4.1.3 To pay to the electricity, g during the te broadband, Property dur the service p tenancy. Th charges or o charges white



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 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

erty to the relevant local authority].

charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone ervices and cable services at the necessary the sums demanded by ed according to the duration of the his sub-clause include standing I Value Added Tax as well as any al consumption.

- 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 o the tenancy.
- 4.1.8 To pay a fai relation to t telephone, services to t
- 4.1.9 To pay the device to ac costs incurre

# 4.2 Repair and mainte

- 4.2.1 To use the f it to deteriou 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 th baths, wash internal pipe connected v damage or within or exc
- 4.2.4 To keep the months to p tanks and o within the co
- 4.2.5 To test all s month, to ch report any fa as possible.
- 4.2.6 To keep all f and to repo closers to th
- 4.2.7 To replace Property whi



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

by the Landlord) of all charges in gas, water (including sewerage), munications services and cable e House during the tenancy.

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 (so far as this is

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

and the House closed at all times s with the fire doors and or door ssible.

s and electrical fuses within the



vritten notice of any damage, destruction, loss or erty or the House howsoever caused as soon as n of the Tenant.

eaned to a professional standard at least once in roughout the tenancy.

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.

eration to the layout of the garden or to the hrubs, plants or turf.

or the owner of the House 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.

cy to allow the Landlord or anyone with their Property at any time and without notice.

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

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

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

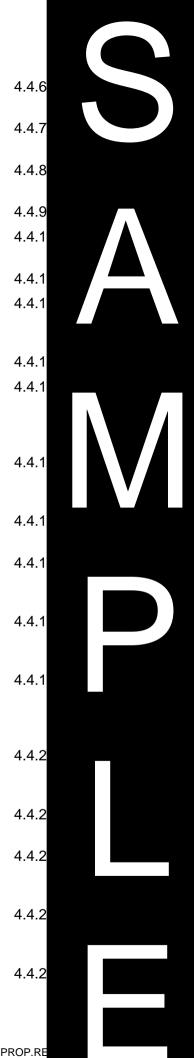
h the Property which may be a nuisance to or novance to the Landlord or the tenants or hing property.

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

clusive rent).



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 ouse 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 House or the ce or add any new locks to the House or the

interfere with the appearance, structure, exterior ise or the Property or the arrangement of the effects belonging to the Landlord.

affix anything to the walls or damage the floors, drains of the House or the Property and not to ectrical wiring, plumbing or gas installation at the rty.

in or affix to the House or the Property any ion aerial without the prior consent in writing of

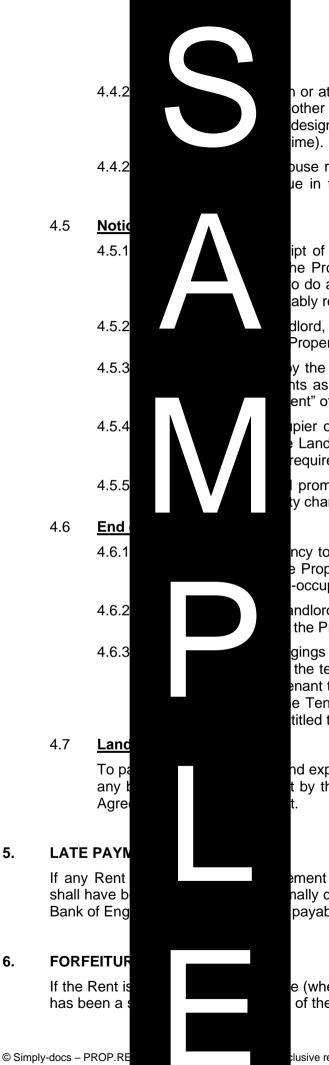
hgings, place any items or hang any washing in I the House.

operty or the House any soft furnishings, fixtures s which do not comply with fire safety laws and

nper with any fire prevention and fire control ealth and safety equipment) provided at or in the he Landlord.

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

clusive rent).



h or at the Property and the House any bicycles, other items so as to block any of the Common designated store as may be determined by the

buse rules which the Landlord or its agents may le in the interests of good management of the

ipt of any notice, direction or order affecting or he Property, to deliver a copy of such notice to o do anything as a result of the notice, direction ably 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 ts 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 nant 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.

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

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 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 to weeks' rent u unpaid if rent arrears if rent arrears if rent

Ground 10: t landlord's inte begun.

Ground 11: th

Ground 12: th

Ground 13: th the behaviour

Ground 14: th conduct which convicted of u committed an

Ground 15: the by the tenant

Ground 17: t knowingly or

## 7. THE LANDL

The Landlor

- 7.1 That tenar unde
- 7.2 To re Prope been

















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.

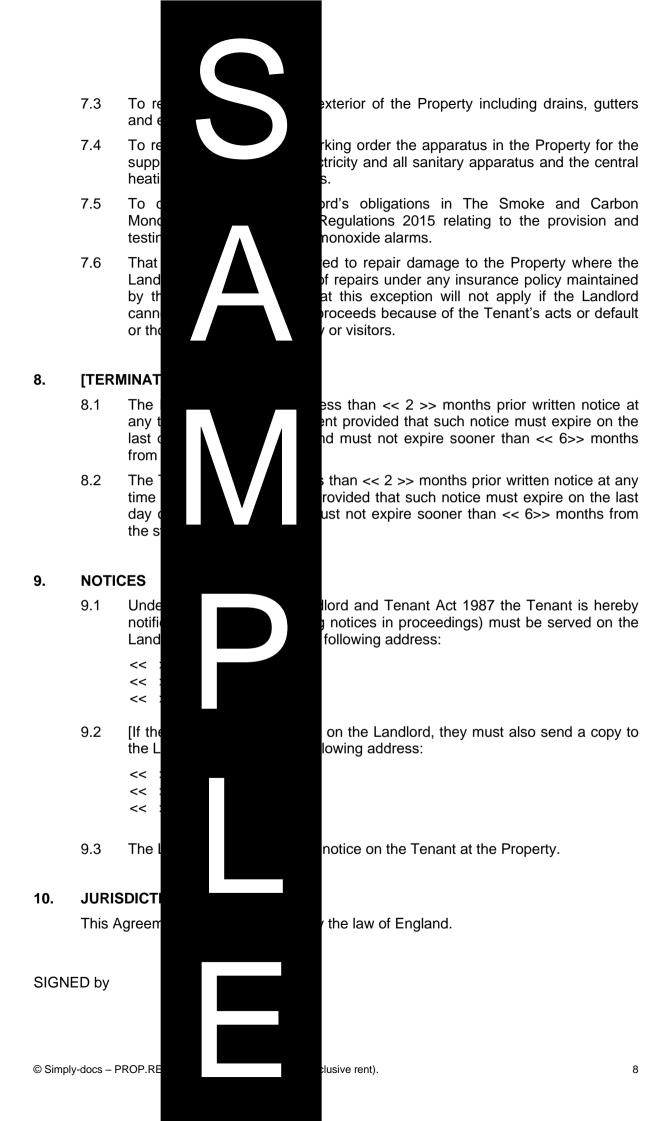
living at or visiting the property (a) has been guilty of uisance or annoyance to neighbours or (b) has been ng it to be used for immoral or illegal purposes or has the locality of, the property.

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.



<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant( Tenant(s)

