

AGREEMENT dated the << >>

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

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

Property: The bedsit known as <<bedsit>> at:

<<Address>>

<<Address>>

<<Address>>

House: The house and garden <<of house>>

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 Tenant shall continue as a contractual periodic tenancy. The period of the periodic tenancy will be the same as the fixed term. The provisions of this Agreement shall apply to the periodic tenancy. The Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("**Due Date**") << >> day of every month. [The rent is inclusive of Council Tax].

1. LETTING

- 1.1 The Landlord lets the Property for the Term at the Rent.
- 1.2 The Tenant may use the common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 1.3 The Tenant may use the common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 1.4 It is a condition of the tenancy that 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 includes an obligation on the Tenant to do an act or thing.
- 2.2 Whenever there is a dispute between the Landlord and the Tenant their obligations shall be enforceable against each of them jointly and severally.
- 2.3 The Landlord and the Tenant agree that this Agreement should be enforceable by any court of competent jurisdiction (Rights of Third Parties) Act 1999.

- 2.4 An obligation in this Agreement to pay Value Added Tax in connection with the performance of the obligations of the Tenant includes an obligation to pay Value Added Tax in connection with the performance of the obligations of the Tenant.
- 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 authorised scheme operating under that Act.
- 3.3 The Deposit is paid in full in accordance with the performance of the Tenant's obligations in this Agreement. The Landlord shall use the Deposit to compensate themselves for the reasonable costs incurred in the performance of the Tenant of those obligations.
- 3.4 [The Deposit is to be held in accordance with an approved Tenancy Deposit Protection Scheme.] [The Deposit is to be held by the Deposit Protection Corporation.]
- 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.
- 3.7 The Landlord shall return the Deposit within 10 working days of the tenancy ending if the Landlord is not entitled to retain all or part of the Deposit.
- 3.8 The Landlord shall determine the order of the tenancy deposit scheme within 20 working days of the tenancy either that the Deposit is to be repaid in the sum paid by the Landlord and Tenant or that the Deposit is to be repaid.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

- 4.1 **Rent, Council Tax and Other Charges**
- 4.1.1 To pay the Rent on the Due Date without deduction or set off and by the means specified in writing by the Landlord.
- 4.1.2 [To pay the Council Tax to the relevant local authority].
- 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 for the use of any telephone services and cable services at the Property during the tenancy. The charges shall be necessary the sums demanded by the Landlord according to the duration of the tenancy. This sub-clause include standing charges and Value Added Tax as well as any charges which are incurred by the Tenant in connection with the consumption.

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4.2.8 The Tenant shall give written notice of any damage, destruction, loss or theft of the Property or the House howsoever caused as soon as practicable after the occurrence of the same to the Landlord or the Tenant.

4.2.9 The Tenant shall ensure that the Property is kept clean to a professional standard at least once in every 12 months throughout the tenancy.

4.2.10 The Tenant shall ensure that the Property is kept in good repair and order by the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any contagious illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.2.11 The Tenant shall ensure that the Property is kept in good repair and order by the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any contagious illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.2.12 The Tenant shall ensure that the Property is kept in good repair and order by the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any contagious illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.2.13 The Tenant shall ensure that the Property is kept in good repair and order by the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any contagious illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.3 Access

4.3.1 The Tenant shall allow the Landlord or the owner of the House or their respective agents or their written authority together with any workmen or tradesmen to enter the Property at reasonable times of the day and in reasonable condition and state of repair and to carry out any repairs or alterations (the work to be undertaken) beforehand and not to obstruct any such persons.

4.3.2 The Tenant shall allow the Landlord or anyone with their written authority to enter the Property at any time and without notice.

4.3.3 The Tenant shall allow the Landlord and/or their agent access to inspect the Property at any time and without notice (the work to be undertaken) beforehand and not to obstruct any such persons.

4.3.4 The Tenant shall allow the Landlord and/or their agent access to inspect the Property at any time and without notice (the work to be undertaken) beforehand and not to obstruct any such persons.

4.4 Use

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

4.4.2 The Tenant shall not use the Property which may be a nuisance to or annoyance to the Landlord or the tenants or other persons occupying property.

4.4.3 The Tenant shall not use the Property for any illegal or immoral purposes.

4.4.4 The Tenant shall not use the Property in a way which contravenes a restriction or condition of the freehold (or superior leasehold) title which the Landlord has called to the Tenant's attention.

4.4.5 The Tenant shall not store any dangerous or inflammable substance on the Property apart from those needed for general household use.

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- 4.4.6 sign or advertisement that is visible from outside
- 4.4.7 Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.8 Property unoccupied for more than 21 consecutive days without notice to the Landlord.
- 4.4.9 Property.
- 4.4.10 Planning conditions affecting the Property which have not been brought to the Tenant's attention.
- 4.4.11 Without the Landlord's written permission in respect of the Property.
- 4.4.12 Not to sublet the Property or any part of the Property and not to share occupation of the Property or any part of the Property.
- 4.4.13 Not to occupy the Property as a lodger.
- 4.4.14 Not to carry out checks required to satisfy the "right to rent" requirements of the Immigration Act 2014 in relation to any sub-tenant or Tenant grants, whether authorised by the Landlord or not.
- 4.4.15 Not to do anything which may make void or voidable any policy of insurance in respect of the House or the Property or the contents (details of which have been provided to the Tenant).
- 4.4.16 Not to remove the keys and/or security device to access the Property.
- 4.4.17 Not to make any duplicate keys to the House or the Property or to add any new locks to the House or the Property.
- 4.4.18 Not to interfere with the appearance, structure, exterior or the Property or the arrangement of the contents or effects belonging to the Landlord.
- 4.4.19 Not to affix anything to the walls or damage the floors, drains or drains of the House or the Property and not to tamper with electrical wiring, plumbing or gas installation at the Property.
- 4.4.20 Not to install or affix to the House or the Property any television aerial without the prior consent in writing of the Landlord.
- 4.4.21 Not to hangings, place any items or hang any washing in or on the exterior of the House.
- 4.4.22 Not to place on the Property or the House any soft furnishings, fixtures or fittings which do not comply with fire safety laws and regulations.
- 4.4.23 Not to tamper with any fire prevention and fire control equipment (including health and safety equipment) provided at or in the Property or the Landlord.
- 4.4.24 Not to block the escape or prop open or otherwise tamper with any fire escape at the Property and the House.

4.4.2 ...n 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 (time).

4.4.2 ...house rules which the Landlord or its agents may ue in the interests of good management of the

4.5 **Notic**

4.5.1 ...ript 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.

4.5.2 ...dlord, within 7 days of receipt, any post or other Property, addressed to them.

4.5.3 ...y the Landlord to comply with such checks and nts as are reasonably required by the Landlord, ent” of all adult occupiers of the Property.

4.5.4 ...prier of the Property has a time-limited “right to e Landlord such proof of their continued “right to required by the Landlord from time to time.

4.5.5 ... promptly if the immigration status of any adult y changes such that the “right to rent” is lost.

4.6 **End**

4.6.1 ...ncy to remove the Tenant’s belongings from the e Property clean and tidy so that the Property is -occupation.

4.6.2 ...andlord or the Landlord’s agent on the last day of the Property.

4.6.3 ...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.

4.7 **Land**

To pa and expenses incurred by the Landlord, to remedy any b t by the Tenant and to enforce the terms of this Agree t.

5. **LATE PAYM**

If any Rent ment be in arrears for 14 days after the same shall have b nally demanded or not), interest at 3% above the Bank of Eng payable by the Tenant.

6. **FORFEITUR**

If the Rent is e (whether formally demanded or not), or if there has been a s of the Tenant’s obligations in this Agreement, or

if the Tenant
an end) and
Landlord will

(Note: This clause
Act 1977. The
made an order

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

Ground 2: the
tenancy and t

Ground 7: the
agreement ha

Ground 7A: the

Ground 7B: the
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Ground 8: the
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Ground 10: the
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Ground 12: the

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knowingly or

7. THE LANDLORD

The Landlord

7.1 That
tenancy
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the Landlord may forfeit the tenancy (i.e. bring it to
the Property. The other rights and remedies of the

rights 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
order. 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.

and their rights and obligations under the tenancy
survivors.

residing 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
at 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
eedings and on the date on which proceedings are

ntly 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
nuisance 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
roperty.

ed to grant the tenancy by a false statement made
ant 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
the wilful destruction or negligence of the Tenant.

- 7.3 To repair and maintain the exterior of the Property including drains, gutters and eaves.
- 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 testing of carbon monoxide alarms.
- 7.6 That the Landlord is obliged to repair damage to the Property where the cost of repairs under any insurance policy maintained by the Landlord at this exception will not apply if the Landlord proceeds because of the Tenant's acts or default or those of any 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:
- << 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.
- 9.2 [If the Tenant is to serve a notice on the Landlord, they must also send a copy to the Landlord at the following address:
- << 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.
- 9.3 The Landlord shall give the Tenant not less than << 2 >> months prior written 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)

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