

**AGREEMENT** dated the << >>

**Landlord:** <<Landlord's name>> <<Address>>

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

**Property:** The bedsit known as <<Bedsit name>> at:

<<Address>>

<<Address>>

<<Address>>

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

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

**Term:** A fixed term of << >> day of << >> 20 << >>. If, at the end of the fixed term, the Landlord has not received at least one calendar month's notice in writing from the Tenant to terminate this Agreement, the Tenant 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 Landlord or the Tenant brings the tenancy 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.]

**OR**

[£<< >> per academic year in advance on <<date>>, <<date>> and <<date>> (each a "**Due Date**").]

[The rent is inclusive of << >>]

## 1. LETTING

- 1.1 The Landlord lets the Property for the Term at the Rent.
- 1.2 The Tenant may use the Property for << >> corridors, staircase, and lift (if any).
- 1.3 The Tenant may use the Property for << >> over rooms, kitchens, living rooms, outdoor areas, and << >>ilities as are designated by the Landlord in accordance with << >>nable regulations made by the Landlord.
- 1.4 It is a condition of the Agreement that the occupants of the Property maintain the Property in accordance with the Housing Act 2014 at all times during the Term.
- 1.5 No other person not named in the Agreement is allowed to live in the Property.

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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

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 ed, extended, or re-enacted).

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. T for the reasonable d
- 3.4 [The Deposit is to Tenancy Deposit P the Deposit Protect
- 3.5 The Landlord has p received the inform 2004 as set out in Order 2007 (SI 200
- 3.6 The Landlord and T 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

>> ("Deposit") to the Landlord or agreement.

d in section 213(8) of the Housing e Deposit in accordance with an hat Act.

rmance 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

within 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 nancy either that the Deposit is to Landlord and Tenant or that the repaid.

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4. THE TENANT'S COVENA

The Tenant agrees with the

- 4.1 Rent, Council Tax

- 4.1.1 advance on the Due Date without deduction or set off in the method specified to the Tenant in writing by the Landlord.
- 4.1.2 the Tenant shall pay the Landlord's tax in respect of the Property to the relevant local authority.
- 4.1.3 The Tenant shall pay to the relevant authorities all charges in relation to the supply of services to the Property (including sewerage) services to the Property and to pay all charges for the use of any telephone, communications services and cable services at the Property during the tenancy. Where necessary the sums demanded by the service providers shall be apportioned according to the duration of the tenancy. Charges covered by this sub-clause include standing charges and Value Added Tax as well as any charges made for actual consumption.
- 4.1.4 The Tenant shall be responsible for the service providers or metering equipment present at the Property in the absence of the Landlord.
- 4.1.5 The Tenant shall be responsible for the telephone number(s) allocated to the Property at the Property during the tenancy.
- 4.1.6 The Tenant shall be responsible for the licence fee in respect of any television set at the Property during the tenancy.
- 4.1.7 The Tenant shall be responsible for any television, receiver, video equipment, cable or other equipment to arrange for its return to the hirer at the end of the tenancy.
- 4.1.8 The Tenant shall be responsible for the payment (as notified by the Landlord) of all charges in relation to the use of electricity, gas, water (including sewerage), telephone, communications services and cable services in the internal areas of the House during the tenancy.
- 4.1.9 The Tenant shall be responsible for the reasonable costs of replacing a key or security device to the Property upon receipt of written evidence of the loss of the key or device to the Landlord.

4.2 **Repairs to the Property**

- 4.2.1 The Tenant shall use the Property in a reasonable and careful manner and not allow the Property to become damaged (except for fair wear and tear) or to keep the interior of the Property in good and sound condition (except for fair wear and tear).
- 4.2.2 The Tenant shall be responsible for the repair of damage caused to the Property (including the fixtures and fittings) or to any other property owned by the Landlord which is caused by the Tenant in breach of the obligations set out in this Agreement; or which is caused by the negligence or carelessness by or negligence of the Tenant or any person acting on behalf of the Tenant without the Tenant's permission.
- 4.2.3 The Tenant shall be responsible for the Landlord's obligations in clause 7 to keep the items in the Property clean and in the same condition as at the start of the tenancy (except for fair wear and tear and risk).
- 4.2.4 The Tenant shall be responsible for the Landlord's obligations in clause 7 to ensure that all taps, sinks, showers, WCs, cisterns, domestic water heaters and other fixtures and fittings with drains, gullies, downpipes and gutters in or on the Property are kept clean and open and not to be blocked.

4.2.5

the pipes, wires, conduit fittings or appliances serving the Property.

4.2.6

heated to a reasonable level during the winter to prevent damage to the Property or the water pipes, drains, heating apparatus by cold weather (so far as this is reasonable for the Tenant).

4.2.7

install and maintain carbon monoxide alarms at the Property every year and replace batteries in each alarm when necessary and to report any problems with the alarms to the Landlord as soon as possible.

4.2.8

replace light bulbs, batteries and electrical fuses within the Property if they are defective.

4.2.9

give written notice of any damage, destruction, loss or deterioration of the Property or the House howsoever caused as soon as possible after the occasion of the Tenant.

4.2.1

take all reasonable steps to ensure that all linen (if any) is freshly laundered to a professional standard all bedspreads, duvets, upholstery, curtains and other articles set out in the Property to have the carpets cleaned to a professional standard at least once in every twelve months throughout the tenancy.

4.2.1

notify 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 pests in the Property.

4.2.1

repair or replace at least every 3 months and at the end of the tenancy any damaged or broken glass as soon as possible if the Tenant or his visitors have caused the damage or breakage.

4.2.1

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

4.2.1

take all reasonable steps to ensure that there is no interference with the layout of the garden or to the maintenance of the shrubs, plants or turf.

4.3

4.3.1

at the request of 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).

4.3.2

the Tenant or the owner of the House or their respective agents or their written authority together with any workmen or tradesmen shall have access to enter the Property at reasonable times of the day to inspect the condition and state of repair and to carry out any repairs or maintenance (the work to be undertaken) beforehand and not to employ or instruct any such persons.

4.3.3

the Tenant shall have the right to allow the Landlord or anyone with his written authority to enter the Property at any time and without notice.

at least once in every twelve months of the tenancy to allow the Landlord or anyone with his written authority to enter and view the Property with prospective

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at reasonable times of the day and subject to (usually 24 hours).

4.3.4 and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and the tenancy.

4.4 **Use**

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4.4.1 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 adjoining property.

4.4.3 for any illegal or immoral purposes.

4.4.4 without the consent of the Landlord to hold at the Property or in the vicinity for more than 10 persons.

4.4.5 excessive or unnecessary noise to be audible outside the Property.

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4.4.6 in a way which contravenes a restriction on the freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.

4.4.7 to store any dangerous or inflammable substance to the Property apart from those needed for general household use.

4.4.8 to display any notice or advertisement that is visible from outside the Property.

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4.4.9 to keep on the Property any animal or bird or domestic pet without the Landlord's written consent.

4.4.10 to leave the Property unoccupied for more than 28 consecutive days without the Landlord's written consent.

4.4.11 to use the Property for any purpose other than residential.

4.4.12 to be bound by any planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.

4.4.13 to obtain the Landlord's written permission in respect of the Property.

4.4.14 to let the Property or any part of the Property and not to sublet or share occupation of the Property or any part of the Property.

4.4.15 to use the Property as a lodger.

4.4.16 to comply with the checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-tenant the Tenant grants, whether authorised by the Landlord.

4.4.17 to be bound by any policy which may make void or voidable any policy covering the Property or the contents (details of which have been provided to the Tenant).

4.4.18 to provide the keys and/or security device to access to the Property.

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- 4.4.1 made any duplicate keys to the House or the or add any new locks to the House or the
- 4.4.2 interfere with the appearance, structure, exterior or the Property or the arrangement of the effects belonging to the Landlord.
- 4.4.2 affix anything to the walls or damage the floors, of the House or the Property and not to alter or wiring, plumbing or gas installation at the House
- 4.4.2 in or affix to the House or the Property any aerial without the prior consent in writing of
- 4.4.2 hangings, place any items or hang any washing in of the House.
- 4.4.2 escape or paths, drives, hall, corridors, staircase the House.
- 4.4.2 paths, drives, hall, corridors, staircase and lift (if which the Tenant is permitted to use by way of a agreement.
- 4.4.2 other occupiers in the House to keep the paths, staircase and lift (if any) clean and tidy.
- 4.4.2 house rules which the Landlord or its agents may in the interests of good management of the

4.5 **Notic**

- 4.5.1 script of any notice, direction or order affecting or the Property, to deliver a copy of such notice to do anything as a result of the notice, direction ably required 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 ts as are reasonably required by the Landlord, ent” of all adult occupiers of the Property.
- 4.5.4 pper 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 d 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

ings shall not have been removed from the tenancy, the Landlord shall take reasonable steps to notify them. If, within [14] days from the date the Tenant's belongings have not been collected, the Landlord is entitled to remove and dispose of the goods.

4.7 **Landlord's Obligations**

To pay the costs and expenses incurred by the Landlord, to remedy any breach of the Agreement by the Tenant and to enforce the terms of this Agreement.

and expenses incurred by the Landlord, to remedy any breach of the Agreement by the Tenant and to enforce the terms of this Agreement.

4.8 **Duties of the Tenant**

**Multiple Occupation (HMOs) Regulations**

The Tenant shall

4.8.1

act in a way that will not hinder or frustrate the Landlord or the Manager in the performance of their duties imposed by the provisions of an HMO licence (if applicable);

4.8.2

allow the Landlord and/or manager, for any purpose connected with the performance of any duty imposed on them by legislation or a condition of an HMO licence (if one applies), at all reasonable times to

4.8.3

enter the Property and/or manager, at their request, with any such persons as they may reasonably require for the purpose of carrying out

4.8.4

any such duty to avoid causing damage to anything which the Landlord or the Manager is under a duty to supply, maintain or repair (as required by legislation or a condition of an HMO licence (if one applies));

4.8.5

comply with the terms of the licence and/or manager; [and]

4.8.6

obey any reasonable instructions of the Landlord and/or manager in relation to any means of escape from fire, the prevention of fire and the safety of equipment[.] [; and] [;]

4.8.7

comply with the conditions of the licence annexed to this Agreement;

4.8.8

comply with the conditions specified in the licence annexed limiting the number of occupants in each bedroom [as follows: <<Specify

5. **LATE PAYMENT**

If any Rent due to the Landlord shall have become due to the Bank of England

the Rent shall be in arrears for 14 days after the same has become due (whether formally demanded or not), interest at 3% above the rate then prevailing payable by the Tenant.

6. **FORFEITURE**

If the Rent is not paid when due and if the Tenant is in breach of any of the obligations brought to a

breach (whether formally demanded or not), or if there is a default by the Tenant of the Tenant's obligations in this Agreement, or if the Tenant is bankrupt, the Landlord may forfeit the tenancy (i.e., possession of the Property. The other rights and

remedies of  
(Note: This clause  
The Landlord can  
possession.

The Landlord can  
intention to seek  
obtaining a court  
Term if one of the  
1988):

Ground 2: that the  
and the lender

Ground 7: that the  
been passed on

Ground 7A: that the

Ground 7B: that the  
of their immigration

Ground 8: that the  
for possession  
rent is payable  
at least one quarter  
months' rent more

Ground 10: that the  
intention to commence

Ground 11: that the

Ground 12: that the

Ground 13: that the  
behaviour of the

Ground 14: that the  
which is or is likely  
the property or  
offence in, or in

Ground 15: that the  
tenant or some

Ground 17: that the  
recklessly by either

## 7. THE LANDLORD'S

The Landlord shall

7.1 That the Tenant  
tenant shall have  
under the tenancy

7.2 To repair the  
Property and to  
been damaged

7.3 To repair the  
and to

7.4 To repair the  
supply of  
heating

7.5 To comply with  
Mondays  
testing

in force.

of the Tenant under the Protection from Eviction Act 1977.  
evict a Tenant without a court having first made an order for

from the Property by giving the Tenant notice in writing of his  
after the Term of this Agreement has expired) and by  
under the Tenant to leave the Property before the expiry of the  
Term (being grounds set out in Schedule 2 to the Housing Act

mortgage or charge granted before the start of the tenancy  
of sale requiring vacant possession.

rights and obligations under the tenancy agreement have

living at the Property commits anti-social behaviour.

if other occupiers in the Property have no 'right to rent' as a result

notice of the landlord's intention to commence proceedings  
where there is (a) at least eight weeks' rent unpaid where  
at least two months' rent unpaid if rent is payable monthly, (c) at  
least two months in arrears if rent is payable quarterly or (d) at least three  
months if rent is payable yearly.

both at the date of service of notice of the landlord's  
intention to commence proceedings and the date on which proceedings are begun.

delayed paying rent.

has been broken or not performed.

the Property or the common parts has deteriorated because of the  
behaviour of the Tenant or any other person living there.

living at or visiting the property (a) has been guilty of conduct  
amounting to harassment or annoyance to neighbours or (b) has been convicted of using  
the Property for immoral or illegal purposes or has committed an arrestable

the Property has deteriorated because it has been ill-treated by the

grant the tenancy by a false statement made knowingly or  
recklessly at the tenant's instigation.)



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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 cannot proceed because of the Tenant's acts or default or the Tenant's negligence.

**8. [TERMINATION]**

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8.1 The Landlord shall give 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 Tenant shall give 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**

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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 gives notice on the Landlord, they must also send a copy to the Landlord at the following address:

<< << <<

9.3 The Landlord 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>>  
Tenant

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