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1. TENANCY AGREEMENT

- 1.1 Your tenancy agreement is a fixed term tenancy for a fixed term of << >> months.
- 1.2 [There is no provision for early termination of this tenancy. This means that you are required to pay the rent for the full term of this period and if you leave the property before the end of the fixed term, you are still liable for the rent until the end of the tenancy.]
- 1.3 [There is a clause which allows you to terminate the tenancy after << >> months, i.e. after << >> months notice to terminate the lease and you will remain liable for the rent due until the termination date.]

threshold Tenancy for a fixed term of << >> months.

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2. UNDERSTANDING YOUR OBLIGATIONS

- 2.1 Your tenancy agreement is written in plain English and should be self-explanatory. If any terms are unclear, you should ask the Landlord or seek independent legal advice.
- 2.2 A number of terms used in the tenancy agreement have particular legal meanings and you should be aware of the most important ones:
 - 2.2.1 "jointly and severally" - This means that the tenants share their obligations and any liability for rent or other obligations can be claimed from any of the tenants.
 - 2.2.2 "quietly possession" - This means that you should be able to use it as a residential property, and the Landlord should not do anything to prevent you from doing so.
 - 2.2.3 "indemnify" - This means that you should compensate them for any particular loss or damage.

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3. VISITORS

- 3.1 Although it is perfectly acceptable for you to allow friends to stay at the property on a strictly occasional basis, it is not acceptable for such an arrangement to become regular. Please observe the following guidelines:
 - 3.1.1 Any guest is not to be a regular visitor to the household and must be welcome as a guest.
 - 3.1.2 A visitor does not to store any personal items at the property.
 - 3.1.3 Visitors do not to be present at the property more than once a week (more than once in any 7 day period) and they must not be present at the property for more than 48 hours in any 7 day period.

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4. PARTIES/CELEBRATION

4.1 Parties/celebrations must be held in accordance with the following guidelines

4.1.1 More than six people are not permitted at any party/celebration.

4.1.2 The Landlord must be notified in writing before holding a party/celebration and the number of people who will be present.

4.1.3 Any breakages or damage to the property during the party will be the responsibility of the tenants immediately afterwards, and the Landlord will not be liable for any tenancy.

4.1.4 Any party/celebration must be agreed in writing by a majority of tenants and can be voided if not agreed.

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5. INSURANCE

Any insurance that covers your property must be arranged by you. This means that your possessions are not covered by the Landlord's insurance. Because of this you may wish to arrange your own contents insurance policy to protect yourself, especially for items of value.

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6. "WEAR AND TEAR"

6.1 The basic rule of the tenancy is that the tenant will pay for any necessary repairs that are caused by their own actions.

6.2 For instance, if a drain becomes blocked, the Landlord will meet all of the costs involved, but if it is blocked as a result of the tenant's actions caused the blockage, then at least a contribution will be expected from the tenant.

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7. DECORATION

7.1 Tenants must not carry out any redecoration without the Landlord's consent. Consent is unlikely to be given if the Landlord prefers to maintain a neutral colour scheme.

7.2 N.B. Blotting paper often causes damage. Any necessary redecoration costs will be deducted from the tenant's deposit.

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8. MOVING OUT

8.1 If you decide not to renew your tenancy, please give the Landlord at least a month's notice in writing.

8.2 Please arrange to have the electricity disconnected (the operator can explain the procedure) and the gas meter sealed (a form is available from the Landlord).

8.3 Please do not arrange for the electricity to be disconnected as there will then be no meter readings. Instead, when you vacate, make sure the meter is read and recorded so that these figures can be passed on to the next tenants move in and you will only then be responsible for the electricity used.

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9. RETURN OF DEPOSITS

9.1 Please note that tenancy deposits are held against the cost of any cleaning, repairs or replacement of fixtures and fittings at the end of the tenancy to restore the property to the condition it was in at the beginning of the tenancy. The tenancy deposit will be used to pay for the last month's rent and any other charges due at the end of the tenancy. Once calculated the balance of the deposit will be returned to the tenant.

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I have read and understand this document

Signed _____

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Dated << >>

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