

AGREEMENT dated the << >>

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

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

Property: The flat at:-

<<Address>>

<<Address>>

<<Address>>

together with the fixtures and fittings specified in the inventory signed by the parties

Block: The building and ground <<Name of block of flats>>

Start Date: <<Day and month>>

End Date: <<Day and month>>

Rental Period: From <<Time>> [a.m.] to <<Time>> [a.m.][p.m.] on the End Date

Rent: £<< >>

Deposit: << >>% of the Rent

[Security Deposit: £<< >>]

1. LETTING

- 1.1 The Landlord lets a Property for the Rental Period at the Rent.
- 1.2 The Tenant may use the Property for the purposes of the Property including corridors staircase and lift (if any)
- 1.3 The Property is let on a tenancy within paragraph 9 of Schedule 1 to the Housing Act 1988. The tenancy granted by this Agreement is not a regulated tenancy and the Tenant has no security of tenure.

2. INTERPRETATION

- 2.1 Any obligation on a party under this Agreement not to do an act or thing includes an obligation on that party to ensure that another person to do such act or thing.
- 2.2 Whenever there is a joint obligation on a party 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 under the provisions of the Contracts (Rights of Third Parties) Act 1999.

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Parties) Act 1999.

2.4 An obligation in this Agreement to pay Value Added Tax in

they includes an obligation to pay

3. RENT AND BOOKING DEPOSIT

3.1 The Tenant must pay the Rent to the Landlord or the Landlord's agent on the signing of this Agreement.

Landlord or the Landlord's agent on

3.2 The Tenant must pay the Rent to the Landlord at least <<insert number of days>> before the Start Date.

Rent due to the Landlord at least before the Start Date.

4. [SECURITY DEPOSIT]

4.1 The Tenant must pay the Security Deposit to the Landlord no later than the booking date on which the booking is made.

to the Landlord no later than the booking date on which the booking is made.

4.2 The Security Deposit shall be applied against the cost of remedying any damage caused by the Tenant.

Landlord and applied against the cost of remedying any damage caused by the Tenant.

4.3 The Security Deposit shall be returned to the Tenant not more than 14 days after the End Date of the tenancy, or the date of remedying any damage.]

The Tenant not more than 14 days after the End Date of the tenancy, or the date of remedying any damage.]

5. CANCELLATION

5.1 If the Tenant terminates the booking (e.g. cancels the booking) more than <<insert number of weeks>> before the Start Date the Landlord shall be entitled to an administration fee of <<insert amount, e.g. £100>> but the Landlord will refund the booking fee paid by the Tenant.

e. cancels the booking) more than before the Start Date the Landlord shall be entitled to an administration fee of <<insert amount, e.g. £100>> but the Landlord will refund the booking fee paid by the Tenant.

5.2 If the Tenant terminates the booking (e.g. cancels the booking) giving less than <<insert number of weeks>> before the Start Date the following provisions will apply:

giving less than <<insert number of weeks>> before the Start Date the following provisions will apply:

5.2.1 Termination of the booking more than <<insert number of weeks>> before the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

from the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

5.2.2 Termination of the booking <<insert number of weeks>> before the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

from the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

5.2.3 Termination of the booking <<insert number of weeks>> before the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

from the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

5.2.4 Termination of the booking <<insert number of weeks>> before the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

from the Start Date – the Landlord retains <<insert percentage>>% of the Rent and will refund all other sums paid by the Tenant.

5.3 If the Tenant has terminated the booking (e.g. cancels the booking) <<insert number of weeks>> before the Start Date the Landlord shall be deemed to have terminated the tenancy by the date specified in Clause <<insert clause number>> of the Agreement under Cancellation.

and Security Deposit] by the date specified in Clause <<insert clause number>> of the Agreement under Cancellation.

6. THE TENANT'S COVENANTS

6.1 The Tenant agrees to

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6.1.11 Not to do a... which may be a nuisance to or
cause dam... the Landlord or the tenants or
occupiers of

6.1.12 Not to play a... or other device which can be heard
outside the... before 8am.

6.1.13 Not to use th... or immoral purposes.

6.1.14 Not to use... which contravenes a restriction
affecting the... (superior leasehold) title which the
Landlord ha... attention.

6.1.15 Not to caus... ous or inflammable substance to
collect in o... from those needed for general
domestic us

6.1.16 Not to displa... ement that is visible from outside
the Property

6.1.17 [Not to keep... mal or pet.]

OR

[Not to keep... mal or pet other than a single well
behaved dog

OR

[Not to keep... imal or pet without first obtaining
the Landlord... subject to any conditions imposed
by the Land

6.1.18 Not to smok

6.1.19 To comply w... ions affecting the Property which
the Landlord... ant's attention.

6.1.20 Not to assign... or any part of the Property and not
to part with... upation of the Property or any part
of it.

6.1.21 Not to perm... he Property as a lodger.

6.1.22 Not to alter... e appearance structure exterior or
interior of th... ement of the fixtures furniture and
effects belon

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6.1.23 Not to leave any items or hang any washing in the commun

6.1.24 To comply with the owner of the Block its agents or any man the Block may from time to time make in the ement of the Block.

6.1.25 At the end remove the Tenant's belongings from the Pr property clean and tidy so that the Property is r occupation.

7. FORFEITURE

If there has been a subs of the Tenant's obligations in this Agreement the Landlord m e. bring it to an end) and recover possession of the Proper and remedies of the Landlord will remain in force.

8. THE LANDLORD'S OBLIGATIONS

8.1 The Landlord agree

8.1.1 That the Te ss and enjoy the Property during the Rental p rruption from the Landlord or any person claim he Landlord.

8.1.2 To provide a towels at the Property.

9. NOTICES

9.1 Under section 48 o nt Act 1987 the Tenant is hereby notified that notices (proceedings) must be served on the Landlord by the Ter ess:-

<< >>
<< >>
<< >>.

9.2 [If the Tenant serve d he must also send a copy to the Landlord's agent at

<< >>
<< >>
<< >>.]

9.3 The Landlord must Tenant at the Property.

10. JURISDICTION

This Agreement shall be g England and Wales.

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SIGNED by
<<Name of Landlord >>
Landlord

SIGNED by
<<Name of Tenant(s)>>
Tenant(s)

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