

AGREEMENT dated the << >>

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

Tenant: <<Tenant's name>>

Property: The caravan situated at

<<Address>>

<<Address>>

<<Address>>

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

Site: The caravan park known as <<Caravan park>>

Start Date: <<Day and month>>

End Date: <<Day and month>>

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

Period: 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 duration of the letting to the Property to go to and from it.
- 1.3 The Tenant may use the Property for the duration of the letting as the Landlord is permitted to use the Property by virtue of his ownership of the Property [subject to the payment of £<< >> per adult and £<< >> per child if facilities pass].
- 1.4 The Property is let under section 19(1) of the Housing Act 1985. The Agreement is not a tenancy for security of tenure.

2. INTERPRETATION

- 2.1 Any obligation on the Landlord or the Tenant includes an obligation on each of them and another person to do such act or thing.
- 2.2 Whenever there is more than one Landlord or Tenant their obligations will be against each other and against each of them.
- 2.3 The Landlord and Tenant will be bound by this Agreement even though it is not enforceable by any party under the Unfair Contract Terms (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay money includes an obligation to pay Value Added Tax in respect of the payment.

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

4. [SECURITY DEPOSIT]

- 4.1 The Tenant must pay the Security Deposit to the Landlord no later than the date on which the booking fee is paid.
- 4.2 The Security Deposit will be held by the Landlord and applied against the cost of remedying any damage caused by the Tenant.
- 4.3 The Security Deposit will be returned to the Tenant not more than 14 days

after the End Date
damage.]

made for the cost of remedying any

5. CANCELLATION

- 5.1 If the Tenant terminates the Agreement (e.g. cancels the booking) more than <<insert number of weeks>> before the Start Date the Landlord shall be entitled to a cancellation fee of <<insert amount, e.g. £100>> administration fee but the Landlord will refund all other sums paid by the Tenant.
- 5.2 If the Tenant terminates the Agreement giving less than <<insert number of weeks>> before the Start Date the following provisions will apply:
- 5.2.1 Termination notice given less than 1 week before the Start Date – the Landlord retains <<insert>>% of the Rent and will refund all other sums paid by the Tenant.
 - 5.2.2 Termination notice given less than 2 weeks before the Start Date – the Landlord retains <<insert>>% of the Rent and will refund all other sums paid by the Tenant.
 - 5.2.3 Termination notice given less than 3 weeks before the Start Date – the Landlord retains <<insert>>% of the Rent and will refund all other sums paid by the Tenant.
 - 5.2.4 Termination notice given less than 4 weeks before the Start Date – the Landlord retains <<insert>>% of the Rent and will refund all other sums paid by the Tenant.
- 5.3 If the Tenant has breached any term specified in Clause 4 of the Agreement under Condition 4.1 [Security Deposit] by the date deemed to have terminated the Agreement under Condition 4.1 [Security Deposit].

6. THE TENANT'S COVENANTS

- 6.1 The Tenant agrees to the following covenants:
- 6.1.1 To use the Property in a safe and careful manner and not allow it to deteriorate or become dirty or untidy.
 - 6.1.2 To make good any damage caused to the Property (including the Landlord's furniture and fixtures) or any other property owned by the Landlord through:
 - a) any breach of the covenants set out in this Agreement;
 - b) any intentional act of negligence of the Tenant or any person at the direction of the Tenant without the Tenant's permission. - 6.1.3 To keep the Property and its Inventory clean and in the same condition as at the start of the Rental Period (fair wear and tear and damage to fixtures and fittings normally excepted) and to make good or replace with new or equivalent and equal value such as may be required at the option of the Landlord to pay compensation.

6.1.4 Not to block any pipes, cisterns or pipes serving the Property.

6.1.5 To keep the water level at a reasonable level during the winter months to prevent damage to the property or the water pipes drains tanks and other fixtures by cold weather.

6.1.6 To report to the Landlord any damage destruction loss defect or disrepair affecting the Property as soon as it comes to the attention of the Tenant.

6.1.7 To place all waste in the bins (if any) provided for the Property by the Local Authority.

6.1.8 To allow the Landlord or their agents or anyone with the Landlord's authority together with any workmen and necessary apparatus to enter the Property at reasonable times of the day to inspect the Property, make a state of repair and to carry out any necessary repairs or alterations (with regard to the Property) which the Landlord has given reasonable notice (in writing) to be undertaken) beforehand and not to interfere with the work of such persons.

6.1.9 In cases of emergency the Tenant may enter the Property without notice to the Landlord or the owner of the Site or anyone with the Landlord's authority to enter the Property at any time and without notice.

6.1.10 To use the Property as a holiday residence for a maximum of <> people only.

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

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

6.1.13 Not to use the Property for illegal or immoral purposes.

6.1.14 Not to use the Property for anything which contravenes a restriction affecting the Property which the Landlord has brought to the Tenant's attention.

6.1.15 Not to cause dangerous or inflammable substance to collect in or from those needed for general domestic use.

6.1.16 Not to display anything that is visible from outside the Property.

6.1.17 [Not to keep any animal or pet.]

OR

[Not to keep any animal or pet other than a single well behaved dog.]

OR

[Not to keep any animal or pet without first obtaining the Landlord's consent, subject to any conditions imposed by the Landlord.]

6.1.18 Not to smoke

6.1.19 To comply with all regulations affecting the Property which the Landlord draws to the Tenant's attention.

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

6.1.21 Not to permit anyone to live in the Property as a lodger.

6.1.22 Not to alter any part of the appearance structure exterior or interior of the Property or any element of the fixtures furniture and effects belonging to the Property.

6.1.23 To keep the Property clean and tidy.

6.1.24 To park vehicles on the Site which the Landlord or the owner of the Site may designate.

6.1.25 Not to leave any items or hang any washing in the communal areas.

6.1.26 To comply with any reasonable request which the owner of the Site or its agents may make in the interests of good management.

6.1.27 At the end of the Term the Tenant must remove the Tenant's belongings from the Property and leave the Property clean and tidy so that the Property is ready for re-occupation.

7. FORFEITURE AND TERMINATION

- 7.1 If there has been a material breach of this Agreement the Landlord may recover possession of the Property and the other rights and remedies of the Landlord will remain.
- 7.2 If the behaviour of the Tenant or his guests is unacceptable to the Landlord or the owner of the Site the Landlord may terminate this Agreement in effect and the Property must be vacated and no refund given.

8. THE LANDLORD'S OBLIGATIONS

- 8.1 The Landlord agrees:-
- 8.1.1 That the Tenant will have the right to possess and enjoy the Property during the Rental Period without interruption from the Landlord or any person claiming by or under the Landlord.
- 8.1.2 [To provide cleaning materials and towels at the Property.]

9. NOTICES

- 9.1 Under section 48 of the Residential Tenancies Act 1987 the Tenant is hereby notified that notices (including proceedings) must be served on the Tenant at the address:-

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<< >>

<< >>.

- 9.2 [If the Tenant serves a notice on the Landlord's agent at the address above]

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<< >>.]

9.3 The Landlord must give the Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England and Wales.

SIGNED by

<<Name of Landlord >>

Landlord

SIGNED by

<<Name of Tenant(s)>>

Tenant(s)