

AGREEMENT dated the << >>

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

Landlord's Agent: <<Agency name>>

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

Property: The flat at:-

<<Address>>

<<Address>>

<<Address>>

together with the effects specified in the inventory signed by the parties

Block: The building and ground <<Address>> 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 corridors staircase and lift (if any) leading to the Property.
- 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 secure tenancy and the Tenant has no security of tenure.

2. INTERPRETATION

- 2.1 Any obligation on the Tenant includes an obligation on the Tenant to ensure that the Tenant does not do an act or thing which includes an obligation on another person to do such act or thing.
- 2.2 Whenever there is a dispute between the Landlord and the Tenant their obligations shall be determined against each of them jointly and

2.3 The Landlord and
enforceable by any
Parties) Act 1999.

2.4 An obligation in this
Value Added Tax in

that this Agreement should be
of the Contracts (Rights of Third

they includes an obligation to pay

3. RENT AND BOOKING DE

3.1 The Tenant must p
this Agreement.

andlord's Agent on the signing of

3.2 The Tenant must p
least <<insert numb

ent due to the Landlord's Agent at
weeks before the Start Date.

4. [SECURITY DEPOSIT

4.1 The Tenant must p
than the date on wh

to the Landlord's Agent no later
ent is to be paid.

4.2 The Security Depo
Landlord and appl
Property caused by

andlord's Agent on behalf of the
remedying any damage to the

4.3 The Security Depo
after the End Date
damage.]

the Tenant not more than 14 days
de for the cost of remedying any

5. CANCELLATION

5.1 If the Tenant termin
<<insert number of
shall be entitled to
but the Landlord wi

e. cancels the booking) more than
before the Start Date the Landlord
nt, e.g. £100>> administration fee
aid by the Tenant.

5.2 If the Tenant termin
of weeks as above,

giving less than <<insert number
the following provisions will apply:

5.2.1 Termination
retains <<in
other sums p

m the Start Date – the Landlord
>>% of the Rent and will refund all

5.2.2 Termination
retains <<in
other sums p

m the Start Date – the Landlord
>>% of the Rent and will refund all

5.2.3 Termination
retains <<in
other sums p

m the Start Date – the Landlord
>>% of the Rent and will refund all

5.2.4 Termination
retains <<in
all other sun

m the Start Date – the Landlord
>>% of the Rent and will refund
nant.

5.3 If the Tenant has
specified in Clause
Agreement under C

d Security Deposit] by the date
deemed to have terminated the

6. THE TENANT'S COVENANTS

6.1 The Tenant agrees

- 6.1.1 To use the Property in a reasonable and careful manner and not allow it to deteriorate and to keep the Property clean and tidy at all times.
- 6.1.2 To make good any damage caused to the Property (including the Landlord's fixtures and fittings) and any other property owned by the Landlord through the use of the Property by:
 - a) any person acting on behalf of the Tenant set out in this Agreement;
 - b) any individual acting in the absence of the Tenant or any person acting without the Tenant's permission.
- 6.1.3 To keep the Property in the same condition as at the start of the Inventory clean and in the same condition as at the start of the Rental Period (fair wear and tear and damage reasonably excepted) and to make good or replace with new items of similar and equal value such as may be required, at the option of the Landlord to pay compensation for any loss or damage.
- 6.1.4 Not to block or interfere with the taps baths wash basins WCs cisterns or pipes serving the Property.
- 6.1.5 To keep the Property at a reasonable level during the winter months to prevent freezing of 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 deterioration as it comes to the attention of the Tenant.
- 6.1.7 To place all rubbish in the bins provided for the Property by the Landlord or the local authority.
- 6.1.8 To allow the Landlord or their respective agents or anyone authorised in writing by together with any workmen and necessary assistants to enter the property at reasonable times of the day to inspect and carry out any necessary repairs and to carry out any necessary repairs (with regard to the Property) undertaken) beforehand and not to interfere with the work of the persons.
- 6.1.9 In cases of emergency the Landlord or the owner of the Block or anyone authorised in writing by the Landlord or the owner of the Block may enter the Property at any time and without notice.

6.1.10 To use the Property as a holiday residence for a maximum of <<insert maximum number of persons>> 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 a gramophone or other device which can be heard outside the Property before 8am.

6.1.13 Not to use the Property for immoral purposes.

6.1.14 Not to use the Property in a way which contravenes a restriction affecting the Property (including a superior leasehold) title which has been brought to the Landlord's attention.

6.1.15 Not to cause or permit the accumulation of any flammable or combustible substance to collect in or about the Property from those needed for general domestic use.

6.1.16 Not to display anything on the Property which 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 and subject to any conditions imposed by the Landlord.]

6.1.18 Not to smoke on the Property.

6.1.19 To comply with any regulations affecting the Property which have been brought to the Landlord's attention.

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

6.1.21 Not to permit the Property to be used as a lodger.

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

6.1.23 Not to leave any items or hang any washing in the common parts of the Block.

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

6.1.25 At the end of the tenancy to 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

If there has been a substantial breach of the Tenant's obligations in this Agreement the Landlord may terminate the Agreement (i.e. bring it to an end) and recover possession of the Property and the remedies of the Landlord will remain in force.

8. THE LANDLORD'S OBLIGATIONS

8.1 The Landlord agrees to:

8.1.1 That the Tenant shall have peace and enjoy the Property during the term of the Rental Agreement without interruption from the Landlord or any person claiming under the Landlord.

8.1.2 To provide a set of keys to the Tenant at the Property.

9. NOTICES

9.1 Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including notices of proceedings) must be served on the Landlord by the Tenant in the following manner:-

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

9.2 [If the Tenant serves a notice on the Landlord's Agent at the Property then he must also send a copy to the Landlord at the following address:-

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

9.3 The Landlord must not obstruct the Tenant at the Property.

10. JURISDICTION

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

SIGNED by
<<Name of Landlord's Agent>>
Acting as agent for the Landlord

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

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