

SUBLETTING AGREEMENT d

Landlord: <<Landlord's name>> ss>>

Tenant: <<Tenant's name>> >

Room: The room on the << >> house situated
<<insert information>> next to the bathroom>>
together with the fix specified in the inventory signed
by the parties ("Inve

House: The house and garden s of house>>

Term: A term of << >> m ay of << >> 20<< >>

Rent: £<< >> per calend yance on the << >> day of every
month ("Due Date") nancy

1. LETTING

- 1.1 The Landlord lets a Room for the Term at the Rent.
- 1.2 The Tenant may use corridors staircase and lift (if any)
- 1.3 The Tenant may use outdoor areas and Landlord in accordance with regulations made by the Landlord.

2. INTERPRETATION

- 2.1 Any obligation on includes an obligation thing.
- 2.2 Whenever there is Tenant their obligation against each of them
- 2.3 The Landlord and enforceable by any Parties) Act 1999.
- 2.4 An obligation in this Value Added Tax in

3. THE TENANT'S COVENA

The Tenant agrees with the

3.1 Rent, Council Tax

- 3.1.1 To pay the Due Date without deduction or set off and by the Landlord. to the Tenant in writing by the

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3.1.2 To pay a fair and reasonable amount of Council Tax incurred by the Landlord in respect of the Room.

3.1.3 To pay a fair and reasonable amount (by the Landlord) of all charges in relation to the use of the Room including gas water (including sewerage) and telephone and electricity charges for the House during the tenancy.

3.1.4 To pay a fair and reasonable amount (by the Landlord) of all charges for cleaning the Room during the tenancy.

3.1.5 To pay a fair and reasonable amount (by the Landlord) of the cost of the television licence for any television set in the communal areas of the House.

3.1.6 To pay the tax in respect of any television set in the Room.

3.1.7 If the Tenant has any receiver video equipment cable etc. which is to return to the hirer at the end of the tenancy.

3.2 **Repair and maintenance of contents**

3.2.1 To use the Room in a careful and careful manner and not allow it to deteriorate or be damaged or of the Room in good and clean condition.

3.2.2 To make good any damage caused to the Room (including the Landlord's fixtures and fittings and any other property owned by the Landlord through the use of the Room).

a) any damage set out in this Agreement;

b) any damage caused by the negligence of the Tenant or any person acting on behalf of the Tenant without the permission of the Landlord.

3.2.3 Subject to the provisions in clause 7 to keep the items specified in the Schedule in the same condition as at the commencement of the tenancy and to make good or replace with items of similar value such as may be lost broken or damaged and the Landlord to pay compensation to the Landlord.

3.2.4 To replace and maintain electrical fuses within the Room which become defective.

3.2.5 To give the Landlord written notice of any damage destruction loss or destruction of the Room or their contents howsoever caused as soon as practicable after the happening thereof.

3.2.6 If the Landlord gives the Tenant written notice of any failure to carry out any repairs or maintenance under this Agreement the Tenant shall within a reasonable period of time complete the repairs or maintenance in the case of an emergency repairs and workmen shall be entitled to enter the Room and carry out the work the cost of which will be payable by the Tenant on demand.

3.2.7 At the end of the tenancy the Tenant shall ensure that all linen (if any) is freshly laundered and all bedspreads blankets and other articles set out in the Inventory or Schedule are in the same condition as when they were first set out in the Room which shall be shown by the Tenant to the Landlord at the end of the tenancy but not if they have been soiled during the tenancy but

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- 3.2.8 Not without
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3.3 **Access for Landlo**

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notice (with
to interfere v

- 3.3.2 In cases of
authority to e

- 3.3.3 During the la
owner of th
tenants or o
reasonable r

- 3.3.4 To allow the
the Room b
tenancy and

3.4 **Use of the Room a**

- 3.4.1 To use the
carry on any

- 3.4.2 Not to do an
damage or
any adjoining

- 3.4.3 Not to use th

- 3.4.4 Not to use
restriction in
brought to th

- 3.4.5 Not to caus
collect in th
general dom

- 3.4.6 Not to displa
the House.

- 3.4.7 Not to keep
first obtainin

- 3.4.8 Not to leave
without givin

- 3.4.9 Not to smok

- 3.4.10 To comply v
Landlord has

- 3.4.11 Not to assign
Room or any

essionally cleaned at least once in
tenancy.

ord to remove from the Room any
ory otherwise than for necessary
shall be given to the Landlord).

of the House or their respective
authority together with any workmen
the Room at reasonable times of
state of repair and to carry out any
e Landlord has given reasonable
e undertaken) beforehand and not
persons.

ne Landlord or anyone with his
ne and without notice.

cy to allow the Landlord and/or the
view the Room with prospective
times of the day and subject to

ner of the House access to inspect
quarterly intervals throughout the
tenancy.

s a private home only and not to
ness there.

ch may be a nuisance to or cause
ord or the tenants or occupiers of

r any illegal or immoral purposes.

e in a way which contravenes a
agreement which the Landlord has

ous or inflammable substance to
se apart from those needed for

ement that is visible from outside

al or bird or domestic pet without
consent.

or more than 21 consecutive days

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ons affecting the House which the
attention.

session or share occupation of the

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3.4.12 Not to permit the Room or the House as a lodger.

by the Room or the House as a

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3.4.13 Not to do any work of insurance policies have increased premium demand all such policy

make void or voidable any policy contents (details of which policy or Tenant) or which may cause an and to repay to the Landlord on paid by way of increased premiums andlord in relation to any renewal of each of this sub-clause.

3.4.14 Not to make the House nor to without the emergency) new locks shall be provided to the Landlord

duplicate keys to the Room or the new locks to the Room or the House of the Landlord (except in keys that one full set of keys to the be provided to the Landlord or

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3.4.15 Not to alter the interior of the furniture and

the appearance structure exterior or for the arrangement of the fixtures Landlord.

3.4.16 Not to alter wiring pipes extend any of the House.

to the walls or damage the floors or the House and not to alter or or gas installation in the Room or

3.4.17 Not to erect dish or tele Landlord.

the Room or the House any satellite prior consent in writing of the

3.4.18 Not to leave the commun

any items or hang any washing in

3.4.19 To comply with time issue in

which the Landlord may from time to management of the House.

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3.5 **End of the tenancy**

3.5.1 At the end of the House and immediate re

the Tenant's belongings from the and tidy so that it is ready for

3.5.2 To hand over the Room and sub-clause locks to the

last day of the tenancy all keys to the Tenant fails to comply with this the right to change all security the Tenant's expense.

3.5.3 If the Tenant's home the end of the

items belonging to members of the been removed from the House at

a) if the Room then all su

that the Landlord from re-letting the damages at the rate equal to the rent until the Tenant shall have removed

b) if the Landlord agree incur

the goods in a reasonable time the remove the goods and the Tenant dlord for all reasonable expenses storage or disposal of the goods.

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3.6 **Landlord's costs**

- 3.6.1 To indemnify the Landlord for all reasonable costs and expenses arising from the Tenant's breach of this Agreement by the Tenant.
- 3.6.2 To indemnify the Landlord for the cost of all reasonable costs incurred by the Landlord in preparing and serving: a) any summons or writ of the Law of Property Act 1925 without a court order; b) a summons or writ recording the Tenant's default as at the end of the tenancy.

4. **LATE PAYMENT OF RENT**

If any Rent shall without prepayment have become due (whether or not) interest at 2% above the base rate of Barclays Bank plc shall accrue for 7 days after the same shall become due.

5. **FORFEITURE**

If the Rent is at least 21 days in arrears and there has been a substantial breach of the Tenant's obligations in this Agreement (whether or not) and recover possession of the Room. The other rights of the Landlord will remain in force.

(Note: This clause does not apply to a Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict a Tenant without a court having first made an order for possession.)

6. **THE LANDLORD'S OBLIGATIONS**

The Landlord agrees with the Tenant that:

- 6.1 That the Tenant may enjoy the Room during the tenancy without any interruption by any person claiming under or in trust for the Landlord.
- 6.2 To return to the Tenant the Room for any period during which the Room has been made uninhabitable by the Landlord or negligence of the Tenant.
- 6.3 To use reasonable care in the performance of the obligations of the landlord in the tenancy.
- 6.4 To pay all bills relating to the House subject to the Tenant paying a fair proportion of the cost.
- 6.5 To have the common parts (but not the Room) cleaned on a weekly basis subject to the Tenant paying a fair proportion of the cost.

7. **TERMINATION**

- 7.1 The Landlord may terminate this Agreement at any time to end this Agreement by giving >> months prior written notice at such notice must expire on the

last day of a rental period shall expire sooner than << 6>> months from the start of the period.

7.2 The Tenant may give << 6>> months prior written notice at any time to end this Agreement. Such notice must expire on the last day of a rental period and must be given no sooner than << 6>> months from the start of the tenancy.

8. NOTICES

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

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

8.2 [If the Tenant serves a notice on the Landlord he must also send a copy to the Landlord's agent at << >>]

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

8.3 The Landlord must deliver a copy of the notice to the Tenant at the Room.

9. 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)