## AGREEMENT dated the << >>

**Landlord:** <<Landlord's name:

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

**Property:** The house [and gar

<<Address>> <<Address>> <<Address>>

together with the fix by the parties ("Inve

**Term:** A fixed term of <<

the end of the fixed month's notice in terminate this Agre tenancy. The period those for which reperiodic tenancy will tenancy to an end in

Rent: £<< >> per calend

month ("**Due Date**")

# 1. OUT-OF-SEASON HOLID

- 1.1 The Landlord lets a
- 1.2 The Landlord here letting of a property ending with the beg contract. The Lan Property under grou
- 1.3 It is a condition of the a "right to rent" as of Term.

### 2. INTERPRETATION

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

ss>>

>

s specified in the inventory signed

>> day of << >> 20 << >>. If, at not received at least one calendar last day of the fixed term, to continue as a contractual periodic iodic tenancy will be the same as able under this Agreement. The Landlord or the Tenant brings the pvisions of this Agreement.

vance on the << >> day of every nancy

### **LETTING**

Property for the Term at the Rent.

tice that this is an out-of-season within the period of twelve months noccupied under a holiday letting to recover possession of the Housing Act 1988.

occupiers of the Property maintain on Act 2014 at all times during the

ement not to do an act or thing another person to do such act or

comprising the Landlord or the against all of them jointly and

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

ney includes an obligation to pay

1



#### 3. THE DEPOSIT

- 3.1 The Tenant must p the Landlord's agen
- 3.2 The Deposit is a "te Act 2004. The Lai authorised scheme
- 3.3 The Deposit is paid in this Agreement. for the reasonable of
- 3.4 [The Deposit is to Tenancy Deposit Protection of the Deposit of
- 3.5 The Landlord has p received the inform 2004 as set out in Order 2007 (SI 200)
- 3.6 The Landlord and shall be paid to the
- 3.7 The Landlord shall ending if the Landlo
- 3.8 The Landlord shall within 20 working d be repaid in the su parties are in disput

#### 4. THE TENANT'S COVENA

The Tenant agrees with the

# 4.1 Rent, Council Tax

- 4.1.1 To pay the off and by Landlord.
- 4.1.2 To pay the 0
- 4.1.3 To pay to the electricity, g during the te and cable necessary tapportioned covered by charges and made for act
- 4.1.4 Not to char without the v
- 4.1.5 Not to chang date of this A

>> ("**Deposit**") to the Landlord or greement.

d in section 213(8) of the Housing e Deposit in accordance with an hat Act.

mance of the Tenant's obligations ne Deposit to compensate himself a Tenant of those obligations.

in accordance with an approved me.] [The Deposit is to be held by

ithin 30 days of the Deposit being ection 213(5) of the Housing Act Deposits) (Prescribed Information)

st (if any) accrued on the Deposit

10 working days of the tenancy or part of the Deposit.

r of the tenancy deposit scheme hancy either that the Deposit is to Landlord and Tenant or that the repaid.

Due Date without deduction or set to the Tenant in writing by the

rty to the relevant local authority.

charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone rty during the tenancy. Where by the service provider will be ion of the tenancy. The sums standing charges or other similar ell as any charges which may be

providers or metering equipment dlord.

(s) allocated to the Property at the

4.1.6 To pay the t Property.

4.1.7 If the Tenan equipment of the tenancy.

4.1.8 If the Proper

[To pay the device to ac costs incurred]

OR

If the Proper

[To pay the removing a lof written ev

# 4.2 Repair and mainte

- 4.2.1 To use the Fit to deterior clean conditi
- 4.2.2 To make g Landlord's fi Landlord thre
  - a) any b
  - b) any i at the
- 4.2.3 Subject to t specified in commencer
- 4.2.4 Subject to the baths, wash internal pipe connected values or within or except.
- 4.2.5 To keep the months to p tanks and ot
- 4.2.6 To test all s month, to ch report any fa as possible.
- 4.2.7 To replace a defective.
- 4.2.8 To give the happening to as it comes to

espect of any television set at the

, receiver, video equipment, cable ts return to the hirer at the end of

osts of replacing a key or security receipt of written evidence of the

of replacing, changing, adding or access the Property upon receipt ed by the Landlord].

# nd contents

and careful manner and not allow erior of the Property in good and and tear).

to the Property (including the any other property owned by the

set out in this Agreement;

pence of the Tenant or any person it's permission.

s in clause 7 to keep the items in the same condition as at the pt for fair wear and tear).

in clause 7 to ensure that all taps, s, domestic water heaters and ullies, downpipes and gutters in or ept clean and open and not to es, conduit fittings or appliances erty.

easonable level during the winter operty or the water pipes, drains, by cold weather.

xide alarms at the Property every tch alarm when necessary and to e alarms to the Landlord as soon

Ind electrical fuses which become

f any damage, destruction, loss or itents howsoever caused as soon ant.

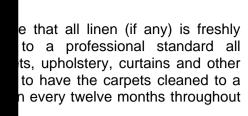
# 4.2.9 At the end laundered bedspreads. articles set professional the tenancy.

- 4.2.10 To give notid or fumigatio infectious o insects and
- 4.2.11 To clean the tenancy and possible wh damage or b
- 4.2.12 To place all regularly col
- 4.2.13 To maintain to make any of trees, shri
- 4.2.14 Not without any of the ite repairs (in w

#### 4.3 **Access for Landlo**

- 4.3.1 To allow th written author to enter the condition an provided the work to be u anv such pel
- 4.3.2 In cases of Landlord's a notice.
- 4.3.3 During the la agent to er occupiers at notice (usua
- 4.3.4 To allow the by prior arra in the final m

- To use the
- 4.4.2 Not to do a cause dama occupiers of



ber sanitary authority if disinfection uence of the occurrence of any infestation of rats, mice, fleas,

3 months and at the end of the ed or broken glass as soon as hily or visitors have caused the

acle and to ensure that rubbish is the local authority.

ree from weeds and litter and not f the garden or to the composition

lord to remove from the Property htory otherwise than for necessary hall be given to the Landlord).

agent or anyone with Landlord's brkmen and necessary appliances times of the day to inspect its carry out any necessary repairs sonable notice (with regard to the nd not to interfere with or obstruct

he Landlord or anyone with the roperty at any time and without

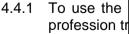
y to allow the Landlord and/or his erty with prospective tenants or e day and subject to reasonable

ent access to inspect the Property ervals throughout the tenancy and

me only and not to carry on any roperty.

which may be a nuisance to or the Landlord or the tenants or







#### 4.4.3 Not to use the

- 4.4.4 Not to use affecting the Landlord has
- 4.4.5 Not to caus collect in or domestic us
- 4.4.6 Not to displate the Property
- 4.4.7 Not to keep first obtaining
- 4.4.8 Not to leave days without
- 4.4.9 Not to smok
- 4.4.10 To comply the Landlord
- 4.4.11 Not to apply
- 4.4.12 Not to assign to part with property of it.
- 4.4.13 Not to permi
- 4.4.14 To carry o requirements letting or li
- 4.4.15 Not to do an of insurance or policies had
- 4.4.16 To be responded Property.
- 4.4.17 Not to make replace or ac
- 4.4.18 Not to alter or interior of and effects to
- 4.4.19 Not to alter wiring, pipes electrical wir
- 4.4.20 Not to erect television ae

### 4.5 **Notices and legal**

4.5.1 Within 7 day being likely to to the Landlo



which contravenes a restriction superior leasehold) title which the attention.

ous or inflammable substance to from those needed for general

ement that is visible from outside

nal or bird or domestic pet without onsent.

ed for more than 21 consecutive llord.

ions affecting the Property which nt's attention.

n respect of the Property.

or any part of the Property and not upation of the Property or any part

e Property as a lodger.

d to satisfy the "right to rent" Act 2014 in relation to any subnts, whether authorised by the

make void or voidable any policy e contents (details of which policy Tenant).

or security device to access the

licate keys to the Property nor to Property.

he appearance, structure, exterior angement of the fixtures, furniture

o the walls or damage the floors, ty and not to alter or extend any allation on the Property.

the Property any satellite dish or sent in writing of the Landlord.

ce direction or order affecting or deliver such a copy of such notice



4.5.2 To forward items deliver

4.5.3 Promptly on provide such certifying the

4.5.4 Where anv rent" to prov rent" as is re

4.5.5 To notify the occupier of t

days of receipt any post or other ssed to him.

to comply with such checks and sonably requires by the Landlord occupiers of the Property.

pperty has a time-limited "right to proof of their continued "right to Landlord from time to time.

e immigration status of any adult h that the "right to rent" is lost.

#### End of the tenancy 4.6

At the end d 4.6.1 Property and ready for imi

4.6.2 To hand ove the tenancy

4.6.3 If the Tenal Property at steps to con end of the to the Landlord

the Tenant's belongings from the n and tidy so that the Property is

andlord's agent on the last day of

t have been removed from the he Landlord shall take reasonable hem. If, within [14] days from the ongings have not been collected. e and dispose of the goods.

#### Landlord's costs 4.7

To pay all reasonab any breach of this Agreement against

curred by the Landlord to remedy

#### LATE PAYMENT OF REN 5.

If any Rent shall without p same shall have become above the Bank of England

#### 6. **FORFEITURE**

If the Rent is at least 21 da has been a substantial bre the Landlord may forfeit the the Property. The other rig

(Note: This clause does not a Act 1977. The Landlord cannot made an order for possession

The Landlord can only remove

t and to enforce the terms of this

ears for [14] or [7]<sup>1</sup> days after the demanded or not) interest at 3% able by the Tenant.

mally demanded or not) or if there nt's obligations in this Agreement an end) and recover possession of Landlord will remain in force.

ant under the Protection from Eviction t a Tenant without a court having first

perty by giving the Tenant notice in

ent is more than 14 days late (Tenant ge interest if the rent is more than 7 nits of Default Payments) (Wales)

If the Property is in England you can Fees Act 2019). If the Property is in days late (The Renting Homes (F Regulations 2020).



writing of his intention to seek expired) and by obtaining a Property before the expiry of t set out in Schedule 2 to the H

Ground 8: that both at the daproceedings for possession a weeks' rent unpaid where relunpaid if rent is payable morarrears if rent is payable quararrears if rent is payable year

Ground 10: that there is son landlord's intention to comm begun.

Ground 11: that the tenant ha

Ground 12: that any obligation

Ground 13: that the condition the behaviour of the tenant or

Ground 14: that the tenant or conduct which is or is likely to convicted of using the proper committed an arrestable offer

Ground 15: that the condition by the tenant or someone livir

Ground 17: that the landlord knowingly or recklessly by eith

after the Term of this Agreement has only order the Tenant to leave the ring reasons is proved (being grounds

the landlord's intention to commence irt hearing there is (a) at least eight tnightly, (b) at least two months' rent ter's rent more than three months in onths' rent more than three months in

t the date of service of notice of the the date on which proceedings are

ng rent.

roken or not performed.

non parts has deteriorated because of

ng the property (a) has been guilty of byance to neighbours or (b) has been for immoral or illegal purposes or has be property.

orated because it has been ill-treated

tenancy by a false statement made cting at the tenant's instigation.

## 7. THE LANDLORD'S OBLIG

- 7.1 The Landlord agree
  - 7.1.1 That the Ter tenancy with claiming und
  - 7.1.2 To return to the Property not been mathe Tenant.
  - 7.1.3 To repair th gutters and
  - 7.1.4 To repair an for the supp and the cent
  - 7.1.5 To comply v

    Monoxide A

    and testing of
  - 7.1.6 That the Ter the Landlord maintained the Landlord Tenant's act

and enjoy the Property during the om the Landlord or any person lord.

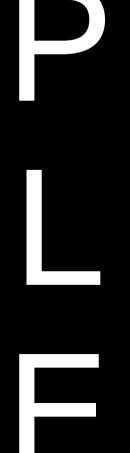
yable for any period during which bitable provided the Property has wilful destruction or negligence of

of the Property including drains,

der the apparatus in the Property ctricity and all sanitary apparatus systems.

ations in The Smoke and Carbon ons 2015 relating to the provision oxide alarms.

pair damage to the Property where epairs under any insurance policy that this exception will not apply if urance proceeds because of the e Tenant's family or visitors.



# 8. [TERMINATION

- 8.1 The Landlord may any time to end this last day of a rental from the start of the
- 8.2 The Tenant may give time to end this Age day of a rental period the start of the tena

#### 9. NOTICES

9.1 Under section 48 o notified that notices Landlord by the Ter

<< >>

<< >>

<< >>.

9.2 [If the Tenant serve Landlord's agent at

<< >>

<< >>

<< >>.]

9.3 The Landlord must

## 10. JURISDICTION

This Agreement shall be go

SIGNED by <<Name of Landlord >> Landlord

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



>> months prior written notice at at such notice must expire on the opire sooner than << 6>> months

months prior written notice at any uch notice must expire on the last sooner than << 6>> months from

nt Act 1987 the Tenant is hereby ceedings) must be served on the ess:

d he must also send a copy to the

enant at the Property.

gland and Wales.

