

[Print on Large Paper]

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<<Tenant's name>>
<<Address>>
<<Address>>
<<Post Code>>
<<Date>>

Dear <<Tenant's name>>

Your tenancy of <<Property address>> <<Property address>> ends

As you are no doubt aware, the tenancy comes/came to an end on <<date>>.

From <<date as above>> your tenancy will continue as a periodic tenancy. The terms of the tenancy remain the same but you will be able to terminate your tenancy at any time by giving two months' notice.

If you wish to have the security of tenure of a periodic tenancy, please contact me to discuss a renewal. I would propose the following terms:

- **Rent:** [no change to the rent of <<rent>> per month];
- **Term:** a fixed term of <<term>> months;
- **Deposit:** [the current tenancy deposit to be carried forward to the new tenancy] OR [an increased deposit of <<deposit>> to be provided];
- **Break rights:** [an option for you to terminate the tenancy after <<term>> months' notice (known as 'break rights').

If you are happy for the tenancy to continue on these terms, you do not need to do anything further. If you are not happy with the lack of security that entails, you should contact me.

Yours sincerely,

[For and on behalf of the] Landlord

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