AGREEMENT dated the << >>			
Landlord:		< <landlord's name:<="" td=""><td></td></landlord's>	
Tenant:		< <tenant's name="">></tenant's>	
Property:		The flat at: < <address>> <<address>> <<address>></address></address></address>	Λ
		together with the fix by the parties (" Inve	
Block:		The building and gr	
Term:		A fixed term of << the end of the fixed month's notice in terminate this Agre tenancy. The period those for which re periodic tenancy wil tenancy to an end in	
Rent:		£<< >> per calend month (" Due Date ")	
1. LETTING			
1.	LEII 1.1	The Landlord lets a	
	1.2	The Tenant may us leading to the Prope	
	1.3	It is a condition of th a "right to rent" as o 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	
	2.5	A reference to a st	
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s specified in the inventory signed e of block of flats>> >> 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 visions of this Agreement.

ss>>

>

ance on the << >> day of every nancy

Property for the Term at the Rent. corridors, staircase and lift (if any)

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

ion is a reference to it as it is in

force for the time be

3. THE DEPOSIT

- 3.1 The Tenant must p the Landlord's agen
- 3.2 The Deposit is a "te Act 2004. The Lan authorised scheme
- 3.3 The Deposit is paid in this Agreement. for the reasonable of
- 3.4 [The Deposit is to Tenancy Deposit Pr the Deposit Protecti
- 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 C
 - 4.1.3 To pay to the electricity, g during the te and cable necessary t apportioned covered by charges and made for act
 - 4.1.4 Not to char without the v













ed, extended, or re-enacted).

>> ("**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 e Deposit to compensate themself e 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.

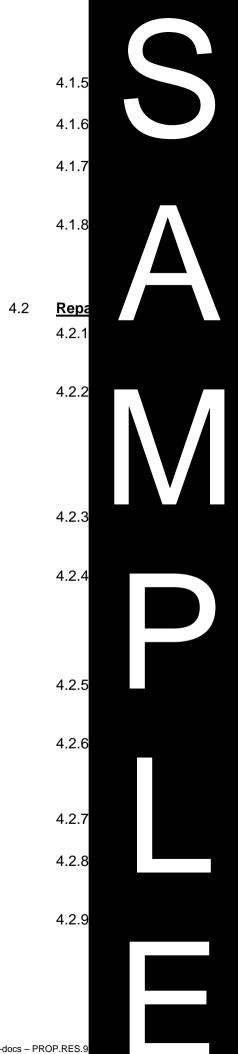
r of the tenancy deposit scheme hancy either that the Deposit is to Landlord and Tenant or that the repaid.

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 tion of the tenancy. The sums standing charges or other similar ell as any charges which may be

providers or metering equipment dlord.



phone number(s) allocated to the Property at the

icence fee in respect of any television set at the

any television, receiver, video equipment, cable b arrange for its return to the hirer at the end of

reasonable costs of replacing a key or security Property upon receipt of written evidence of the andlord.

the Property and contents

a reasonable and careful manner and not allow b keep the interior of the Property in good and t for fair wear and tear).

amage caused to the Property (including the fittings) or to any other property owned by the

he obligations set out in this Agreement;

se by or negligence of the Tenant or any person with the Tenant's permission.

rd's obligations in clause 7 to keep the items tory clean and in the same condition as at the tenancy (except for fair wear and tear).

d's obligations in clause 7 to ensure that all taps, WCs, cisterns, domestic water heaters and with drains, gullies, downpipes and gutters in or Property are kept clean and open and not to he pipes, wires, conduit fittings or appliances rving the Property.

heated to a reasonable level during the winter nage to the Property or the water pipes, drains, ing apparatus by cold weather.

carbon monoxide alarms at the Property every batteries in each alarm when necessary and to oblems with the alarms to the Landlord as soon

bs. batteries and electrical fuses which become

vritten notice of any damage, destruction, loss or erty or the contents howsoever caused as soon htion of the Tenant.

ancy to ensure that all linen (if any) is freshly ave cleaned to a professional standard all duvets, carpets, upholstery, curtains and other Inventory and to have the carpets cleaned to a

nished Flat

at least once in every twelve months throughout

andlord or proper sanitary authority if disinfection red in consequence of the occurrence of any ous illness or infestation of rats, mice, fleas, the Property.

at least every 3 months and at the end of the ce any damaged or broken glass as soon as enant, his family or visitors have caused the

a proper receptacle and to ensure that rubbish is proper receptacle and to ensure that rubbish is

n and keep it free from weeds and litter and not to the layout of the garden or to the composition or turf.

nt of the Landlord to remove from the Property ied in the Inventory otherwise than for necessary written notice shall be given to the Landlord).

or the owner of the Block or their respective their written authority together with any workmen ces to enter the Property at reasonable times of condition and state of repair and to carry out any vided that the Landlord has given reasonable the work to be undertaken) beforehand and not truct any such persons.

to allow the Landlord or the owner of the Block authority to enter the Property at any time and

s of the tenancy to allow the Landlord and/or his view the Property with prospective tenants or ple times of the day and subject to reasonable s).

and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy.

as a private home only and not to carry on any usiness at the Property provided that the Tenant e business at the Property [after obtaining the sent].

ns a business of a kind which might reasonably but does not include:

ch involves the supply of alcohol for consumption mises which form all or part of the Property; or

of a kind mentioned in regulations made under f the Landlord and Tenant Act 1954.

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4.4

4.2.1

4.2.1

4.2.1

4.2.1

4.2.1

<u>Acce</u> 4.3.1

4.3.2

4.3.3

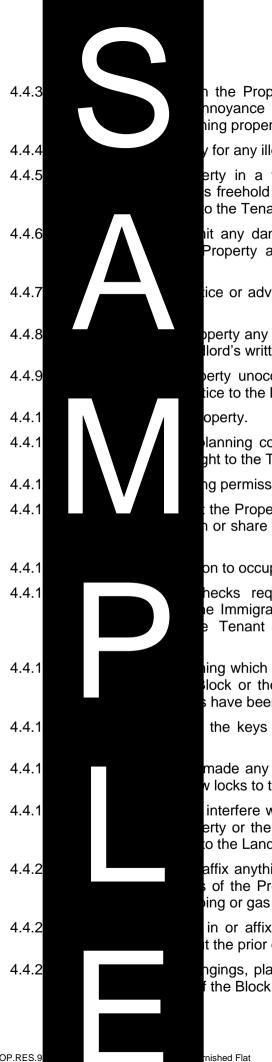
4.3.4

<u>Use</u> 4.4.1

4.4.2

4.3

mished Flat



h the Property which may be a nuisance to or novance to the Landlord or the tenants or hing property.

y for any illegal or immoral purposes.

erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the o the Tenant's attention.

it any dangerous or inflammable substance to Property apart from those needed for general

ice or advertisement that is visible from outside

perty any animal or bird or domestic pet without llord's written consent.

erty unoccupied for more than 21 consecutive tice to the Landlord.

lanning conditions affecting the Property which ht to the Tenant's attention.

ng permission in respect of the Property.

the Property or any part of the Property and not n or share occupation of the Property or any part

on to occupy the Property as a lodger.

hecks required to satisfy the "right to rent" e Immigration Act 2014 in relation to any sube Tenant grants, whether authorised by the

ing which may make void or voidable any policy lock or the Property or the contents (details of have been provided to the Tenant).

the keys and/or security device to access the

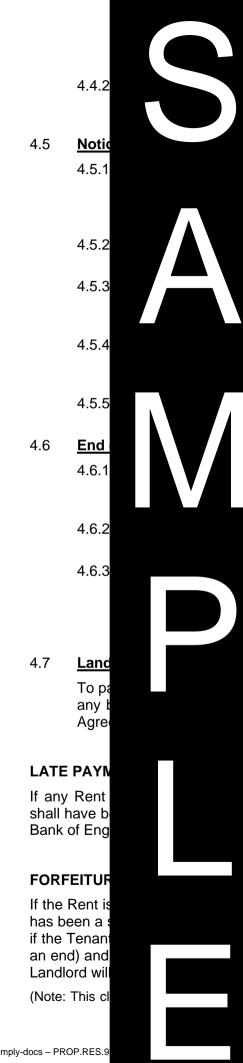
made any duplicate keys to the Property nor to v locks to the Property.

interfere with the appearance structure, exterior erty or the arrangement of the fixtures, furniture the Landlord.

affix anything to the walls or damage the floors, of the Property and not to alter or extend any ing or gas installation on the Property.

in or affix to the Property any satellite dish or t the prior consent in writing of the Landlord.

ngings, place any items or hang any washing in the Block.



ulations which the owner of the Block, its agents company for the Block may from time to time f good management of the Block.

ipt of any notice direction or order affecting or e Property, to deliver such a copy of such notice not to do anything as a result of the notice, s reasonably required to do so by the Landlord.

dlord, within 7 days of receipt, any post or other Property, addressed to them.

y the Landlord to comply with such checks and hts as are reasonably required by the Landlord, ent" of all adult occupiers of the Property.

pier of the Property has a time-limited "right to Landlord such proof of their continued "right to required by the Landlord from time to time.

promptly if the immigration status of any adult y changes such that the "right to rent" is lost.

ncy to remove the Tenant's belongings from the e Property clean and tidy so that the Property is -occupation.

ndlord or the Landlord's agent on the last day of the Property.

gings shall not have been removed from the the tenancy, the Landlord shall take reasonable nant to notify them. If, within [14] days from the e Tenant's belongings have not been collected, titled to remove and dispose of the goods.

hd expenses incurred by the Landlord, to remedy t by the Tenant and to enforce the terms of this

ment be in arrears for 14 days after the same nally demanded or not), interest at 3% above the payable by the Tenant.

e (whether formally demanded or not), or if there of the Tenant's obligations in this Agreement, or e Landlord may forfeit the tenancy (i.e. bring it to e Property. The other rights and remedies of the

ahts of the Tenant under the Protection from Eviction

5.

6.

Act 1977. The made an orde

The Landlord writing of his expired) and Property befo set out in Sch

Ground 2: the tenancy and t

Ground 7: tha have been pa

Ground 7A: th

Ground 7B: thas a result of

Ground 8: tha proceedings 1 weeks' rent u unpaid if rent arrears if rent arrears if rent

Ground 10: the landlord's interest begun.

Ground 11: th

Ground 12: th Ground 13: th the behaviour

Ground 14: th conduct which convicted of u committed an

Ground 15: the by the tenant

Ground 17: the knowingly or it

7. THE LANDL

The Landlor

- 7.1 That tenar unde
- 7.2 To re Prop been
- 7.3 To re and e
- 7.4 To re supp heati
- 7.5 To c











Property or evict a Tenant without a court having first

ant from the Property by giving the Tenant notice in ion order (even after the Term of this Agreement has r. The court will only order the Tenant to leave the one of the following reasons is proved (being grounds 1988):

a mortgage or charge granted before the start of the cise a power of sale requiring vacant possession.

is rights and obligations under the tenancy agreement

siding at the Property commits anti-social behaviour.

nts or occupiers in the Property have no 'right to rent'

ce of notice of the landlord's intention to commence time of the court hearing there is (a) at least eight le weekly or fortnightly, (b) at least two months' rent least one quarter's rent more than three months in at least three months' rent more than three months in

standing both at the date of service of notice of the edings and on the date on which proceedings are

ly delayed paying rent.

ancy has been broken or not performed.

erty or the common parts has deteriorated because of person living there.

iving at or visiting the property (a) has been guilty of uisance or annoyance to neighbours or (b) has been or it to be used for immoral or illegal purposes or has the locality of, the property.

niture has deteriorated because it has been ill-treated perty.

ed to grant the tenancy by a false statement made int or a person acting at the tenant's instigation.

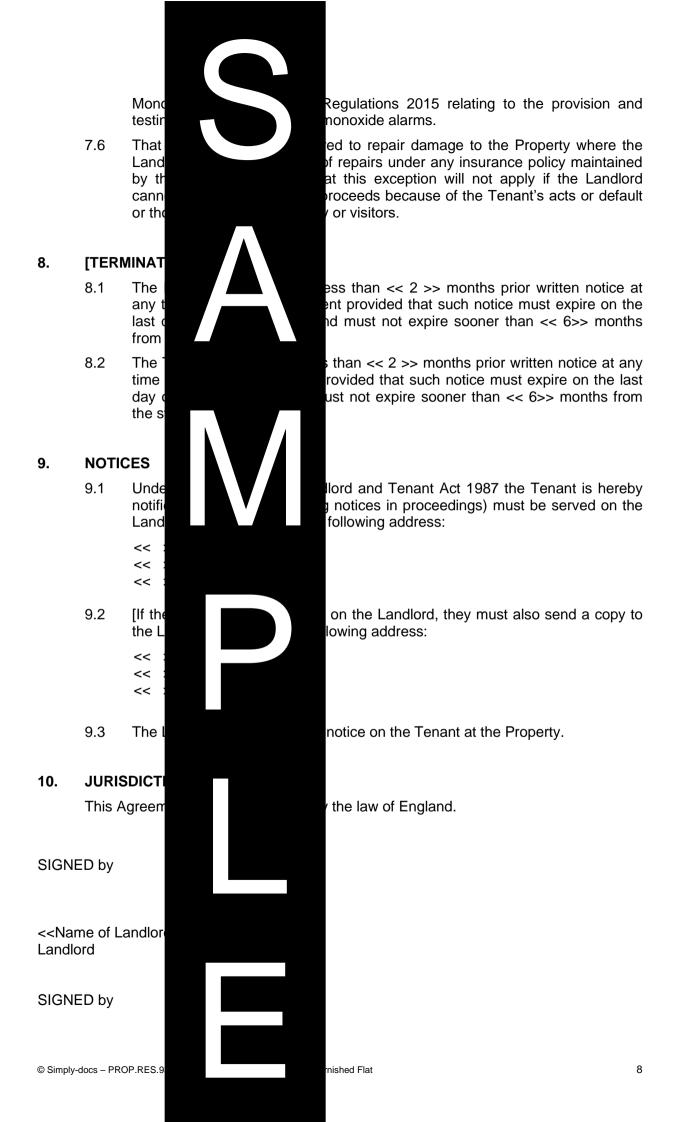
y possess and enjoy the Property during the tion from the Landlord or any person claiming ord.

Rent payable for any period during which the inhabitable provided that the Property has not he wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

rking order the apparatus in the Property for the tricity and all sanitary apparatus and the central s.

rd's obligations in The Smoke and Carbon



<<Name of Tenant(Tenant(s)

