AGREEMENT dated the << >>

Landlord: <<Landlord's name

Tenant: <<Tenant's name>>

Property: The house [and gar

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

together with the signed by the partie

Term: A fixed term of <<

at the end of the calendar month's noterminate this Agre tenancy. The period those for which reperiodic tenancy with tenancy to an e

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 becontract. The Lan Property under group
- 1.3 It is a condition of the a "right to rent" as of Term.

2. INTERPRETATION

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

SS>>

->

ffects specified in the inventory

>> day of << >> 20 << >>. If, has not received at least one on the last day of the fixed term, to continue as a contractual periodic iodic tenancy will be the same as able under this Agreement. The he Landlord or the Tenant brings provisions 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 a occupied under a holiday letting to recover possession of the e Housing Act 1988.

occupiers of the Property maintain n 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

2.5 A reference to a st force for the time be

THE DEPOSIT

3.

- 3.1 The Tenant must p the Landlord's ager
- 3.2 The Deposit is a "te Act 2004. The Lar authorised scheme
- 3.3 The Deposit is paid in this Agreement. I for the reasonable of
- 3.4 [The Deposit is to Tenancy Deposit P the Deposit Protect
- 3.5 The Landlord has preceived 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 o be repaid in the suparties are in dispute

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 (
- 4.1.3 To pay to the electricity, go during the tean double necessary apportioned covered by charges and made for ac
- 4.1.4 Not to char without the

ion is a reference to it as it is in led, 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.

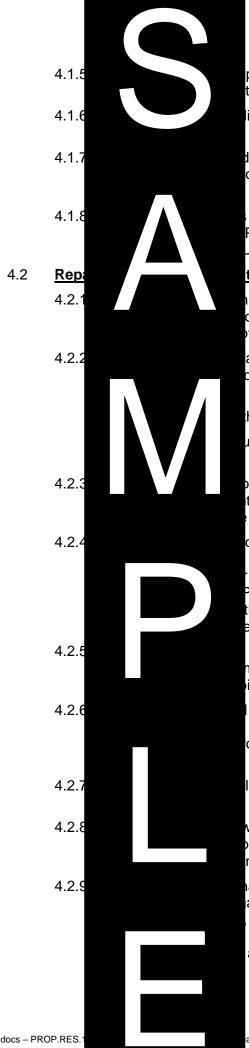
r of the tenancy deposit scheme hancy either that the Deposit is to Landlord and Tenant or that the repaid.

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 adlord.



phone number(s) allocated to the Property at the

licence fee in respect of any television set at the

any television, receiver, video equipment, cable o 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 Landlord.

the Property and contents

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

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

he obligations set out in this Agreement:

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

ord'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 the pipes, wires, conduit fittings or appliances erving the Property.

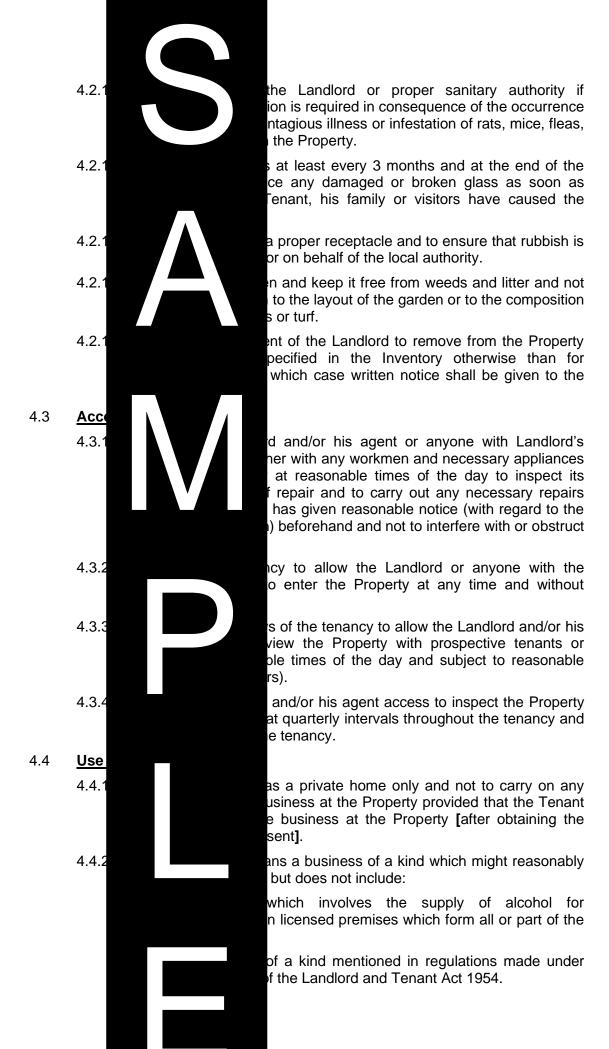
heated to a reasonable level during the winter mage to the Property or the water pipes, drains, ing apparatus by cold weather.

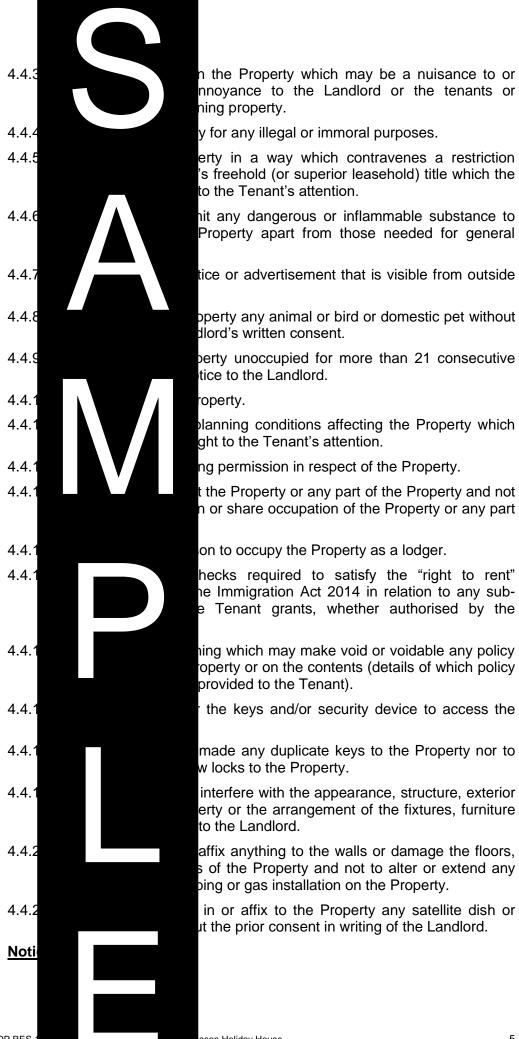
carbon monoxide alarms at the Property every batteries in each alarm when necessary and to oblems with the alarms to the Landlord as soon

lbs, batteries and electrical fuses which become

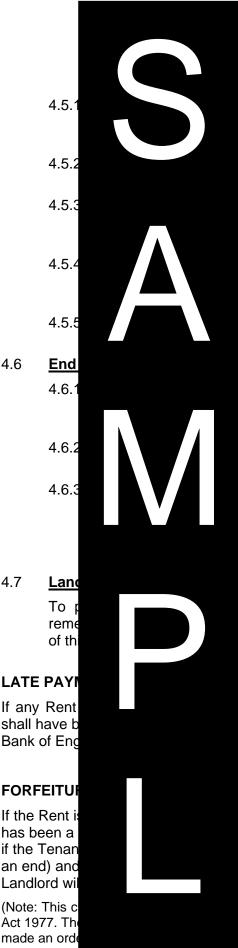
vritten notice of any damage, destruction, loss or erty or the contents howsoever caused as soon Intion of the Tenant.

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 at least once in every twelve months throughout





4.5



ipt of any notice, direction or order affecting or re Property, to deliver such a copy of such notice

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

by the Landlord to comply with such checks and nts as are reasonably required by the Landlord, rent" 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 ty 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 e-occupation.

andlord 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 enant to notify them. If, within [14] days from the Tenant's belongings have not been collected, titled to remove and dispose of the goods.

s and expenses incurred by the Landlord, to reement by the Tenant and to enforce the terms Tenant.

ement 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 be Property. The other rights and remedies of the

ghts of the Tenant under the Protection from Eviction Property or evict a Tenant without a court having first

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

The Landlord

writing of his expired) and

Property bef

5.

6.

grounds set d

Ground 2: that tenancy and

Ground 7: t agreement ha

Ground 7A: tl

Ground 7B:

Ground 8: th proceedings weeks' rent unpaid if renarrears if renarrears if rentarrears if rentarrears if rentarrears if rentarrears if rentarrears

Ground 10: t landlord's int begun.

Ground 11: th

Ground 12: th

Ground 13: t of the behavi

Ground 14: to conduct which convicted of committed ar

Ground 15: tl by the tenant

Ground 17: t knowingly or

7. THE LAND

7.1 The

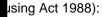
7.1.1

7.1.2

7.1.3

7.1.4

7.1.5



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

and his rights and obligations under the tenancy survivors.

esiding at the Property commits anti-social behaviour.

ants 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 sedings and on the date on which proceedings are

tly delayed paying rent.

ancy has been broken or not performed.

perty or the common parts has deteriorated because er person living there.

living at or visiting the property (a) has been guilty of uisance or annoyance to neighbours or (b) has been ng 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 operty.

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

Tenant:

quietly possess and enjoy the Property during ny interruption from the Landlord or any person ust for the Landlord.

nt any Rent payable for any period during which n made uninhabitable provided the Property has abitable by the wilful destruction or negligence of

e and exterior of the Property including drains, ipes.

h in working order the apparatus in the Property er, gas and electricity and all sanitary apparatus g and hot water systems.

andlord's obligations in The Smoke and Carbon land) Regulations 2015 relating to the provision and carbon monoxide alarms.

7.1.6

required to repair damage to the Property where n the cost of repairs under any insurance policy dlord provided that this exception will not apply if obtain the insurance proceeds because of the It or those of the Tenant's family or visitors.

8. [TERMINA]

- 8.1 The any last from
- 8.2 The time day the s

ess than << 2 >> months prior written notice at ent provided that such notice must expire on the nd must not expire sooner than << 6>> months

s than << 2 >> months prior written notice at any rovided that such notice must expire on the last ust not expire sooner than << 6>> months from

9. NOTICES

- 9.1 Unde notifi Land
 - << <<
- 9.2 [If th the L
 - << <<
- 9.3 The

flord and Tenant Act 1987 the Tenant is hereby g notices in proceedings) must be served on the following address:

on the Landlord, they must also send a copy to llowing address:

notice on the Tenant at the Property.

10. JURISDICT

This Agreen

SIGNED by <<Name of Landlor Landlord

SIGNED by <<Name of Tenant Tenant(s) the law of England.