

AGREEMENT dated the << >>

Tenants: <<Tenant's Name>>
<<Tenant's Name>>
<<Tenant's Name>>

Sharer(s): <<Additional Occupier's Name>> <<Additional Occupier's Address>> (<< >>% share of expenditure)
<<Additional Occupier's Name>> <<Additional Occupier's Address>> (<< >>% share of expenditure)

Property: The property at:
<<Address>>
<<Address>>
<<Address>>

Contents: The fixtures, furniture and fittings forming part of the property other than those belonging to the landlord.

BACKGROUND

The Tenants are the tenants under a tenancy agreement dated <<Date>> made between <<Landlord's Name>> and <<Tenant's Name>>

The Sharer(s) occupy(ies) the Property as (a) tenant(s) in the tenancy agreement.

1. OWNERSHIP OF CONTENTS

The Contents are owned as follows: e.g. the dining table is owned by X, the sofa is owned by Z

2. EXPENDITURE

2.1 Subject to Clauses 2.2 and 2.3, the expenditure on the Property shall be divided between the Tenants in the following proportions: <<Insert appropriate percentages>>.

2.2 [Clause 2.1 does not apply to items of expenditure which shall be paid for as follows: X to pay the whole of a particular bill>>.]

2.3 Clause 2.1 does not apply to the following types of expenditure which shall be paid for as follows:

2.3.1 any repairs to the Property caused as a result of the actions of a particular Tenant shall be paid for by that person;

2.3.2 any new Contents purchased by a particular Tenant or Sharer for their sole use shall be paid for by that person.

2.4 If the/a Sharer ceases to occupy the Property the proportions referred to in

Clause 2.1 shall be interpreted as if it were set out in equal proportions between the Tenant and Sharers or set out revised percentages>>.

<<Insert Details e.g. in equal proportions between the Tenant and Sharers or set out revised percentages>>.

3. TENANTS' AND SHARERS

Each Tenant and Sharer shall be bound by the following terms and conditions:

Each Tenant and Sharer shall be bound by the following terms and conditions:

3.1 To pay their share of the rent and to indemnify the Landlord for any non-payment.

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3.2 To use the Property in a reasonable and careful manner and not allow them to be damaged.

To use the Property in a reasonable and careful manner and not allow them to be damaged.

3.3 To make good all damage to the Property and the Contents which is caused by:

To make good all damage to the Property and the Contents which is caused by:

a) any breach of the terms set out in this Agreement by that particular Tenant or Sharer without their permission;

any breach of the terms set out in this Agreement by that person at the Property with their permission;

b) any improper use of the Property or any person's permission.

any improper use of that particular Tenant or Sharer or any person's permission.

4. INTERPRETATION

4.1 Any obligation on a party to do an act or thing includes an obligation not to do an act or thing.

Any obligation on a party to do an act or thing includes an obligation not to do an act or suffer another person to do such an act or thing.

4.2 The terms of this Agreement shall be enforceable by any Party under the Contracts (Rights of Third Parties) Act 1999.

The terms of this Agreement should be enforceable by any Party under the Contracts (Rights of Third Parties) Act 1999.

4.3 An obligation in this Agreement to pay Value Added Tax includes an obligation to pay the tax.

An obligation in this Agreement to pay Value Added Tax includes an obligation to pay the tax.

5. JURISDICTION

This Agreement shall be governed by the law of England and Wales.

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Signed as a deed by <<Tenant's Name>> in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

Signed as a deed by <<Tenant's Name>>

S

A

M

P

L

E

in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

Signed as a deed by
<<Sharer's Name>>
in the presence of

Signature of witness _____

Name (in BLOCK CAPITALS) _____

Address _____

[Add further execution clauses as

S

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E