

AGREEMENT dated the << >>

Tenants: <<Tenant's Name>>

<<Tenant's Name>>

<<Tenant's Name>>

Sharer(s): <<Additional Occupier's Name>> <<Additional Occupier's Address>>

<<Additional Occupier's Name>> <<Additional Occupier's Address>>

Property: The property at:

<<Address>>

<<Address>>

<<Address>>

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

BACKGROUND

The Tenants are the tenants under the 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 Tenant and Sharer(s) in the following proportions: <<Insert Details e.g. in equal proportions or 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 or replacement of items caused as a result of the actions of a particular Tenant or Sharer to be paid for by that person;

2.3.2 any new Contents or fixtures 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 <<Insert Details e.g. in equal proportions between the Tenant and Sharers or set out revised proportions between the Tenant and Sharers>>.

percentages>>.

3. TENANTS' AND SHARERS

Each Tenant and Sharer a

ants and Sharers:

3.1 To pay their share
and to indemnify th

the Property as set out in Clause 2
by non-payment.

3.2 To use the Proper
and not allow them

a reasonable and careful manner

3.3 To make good all d
caused by:

roperty and the Contents which is

a) any breach
particular Te
permission;

out in this Agreement by that
person at the Property with their

b) any improper
or any perso

of that particular Tenant or Sharer
their permission.

4. INTERPRETATION

4.1 Any obligation on a
thing includes an o
act or thing.

is Agreement not to do an act or
suffer another person to do such

4.2 The Tenants and
enforceable by any
Parties) Act 1999.

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

4.3 An obligation in thi
Value Added Tax in

ney includes an obligation to pay

5. JURISDICTION

This Agreement shall be go

gland.

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>>
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 executants]

Signature: