**AGREEMENT** dated the << >>

Landlord: <<Landlord's name:

<<Tenant's name>> Tenant:

<<Tenant's name>>

<<Tenant's name>>

**Property:** The house [and gar

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

together with the fix by the parties ("Inve

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 ir

Rent: £<< >> per calend month ("Due Date")

#### 1. **LETTING**

- The Landlord lets a 1.1
- 1.2 It is a condition of the a "right to rent" as Term.
- 1.3 The Landlord per <<Occupier's name No other person no children), are allow permission1.

#### 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

ss>>

> [and

> and

>]

s specified in the inventory signed

>> day of << >> 20 << >>. If, at hot 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.

ance on the << >> day of every nancv

Property for the Term at the Rent.

occupiers of the Property maintain n Act 2014 at all times during the

upiers to live in the Property; ame>>] ("Permitted Occupiers"). Permitted Occupier (including any rty without the Landlord's written

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

1

enforceable by any Parties) Act 1999.

- 2.4 An obligation in thi Value Added Tax in
- 2.5 A reference to a st 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 Protection of the Deposit of
- 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 do be repaid in the suparties 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 0
- 4.1.3 To pay to the electricity, go during the tean docable necessary to apportioned covered by

of the Contracts (Rights of Third

ney includes an obligation to pay

ion is a reference to it as it is in 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

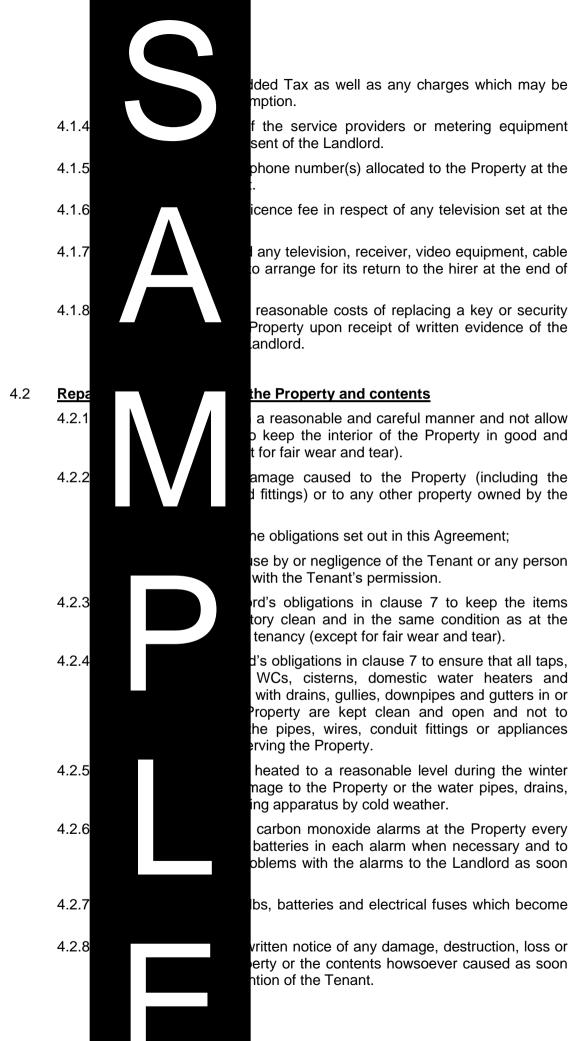
10 working days of the tenancy or part of the Deposit.

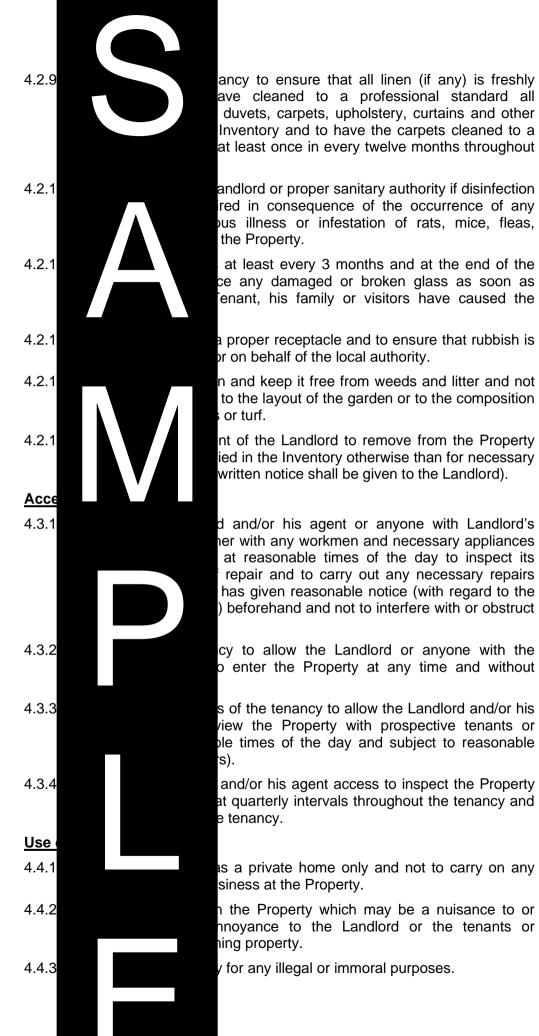
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.

Due Date without deduction or set to the Tenant in writing by the

rty to the relevant local authority.

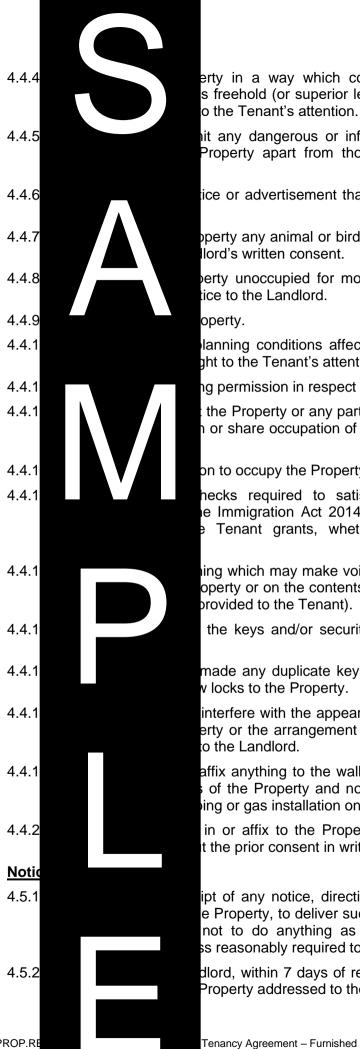
charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone try during the tenancy. Where by the service provider will be tion of the tenancy. The sums standing charges or other similar





4.4

4.3



erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the

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

lice or advertisement that is visible from outside

perty any animal or bird or domestic pet without

erty unoccupied for more than 21 consecutive

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

ng permission in respect of the Property.

the Property or any part of the Property and not h 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 sub-Tenant grants, whether authorised by the

ling which may make void or voidable any policy operty or on the contents (details of which policy brovided 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

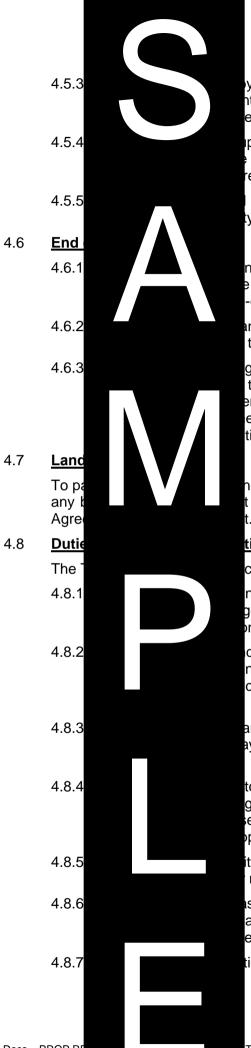
affix anything to the walls or damage the floors. of the Property and not to alter or extend any ing or gas installation on the Property.

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

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.

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

4.5



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

ipier 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 by changes such that the "right to rent" is lost.

ncy to remove the Tenant's belongings from the Property is -occupation.

indlord 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 e Tenant's belongings have not been collected, titled to remove and dispose of the goods.

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

# tiple Occupation (HMOs) Regulations

cupiers must:

n a way that will not hinder or frustrate the ger in the performance of their duties imposed by n of an HMO licence (if applicable);

d/or manager, for any purpose connected with ny duty imposed on them by legislation or a cence (if one applies), at all reasonable times to

and/or manager, at their request, with any such by reasonably require for the purpose of carrying

to avoid causing damage to anything which the ger is under a duty to supply, maintain or repair ed on them by legislation or a condition of an polies):

tter in accordance with the arrangements made manager; [and]

sonable instructions of the Landlord and/or any means of escape from fire, the prevention of equipment[.] [;and] [;]

tions of the licence annexed to this Agreement [.]

# 4.8.8

ditions specified in the licence annexed limiting ants in each bedroom [as follows: <<Specify

## 5. LATE PAYN

If any Rent shall have b Bank of Eng

#### 6. FORFEITUR

If the Rent is has been a sif the Tenant an end) and Landlord will

(Note: This cl Act 1977. The made an orde

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

Ground 2: that tenancy and t

Ground 7: that have been pa

Ground 7A: th

Ground 7B: that as a result of

Ground 8: the proceedings to weeks' rent us unpaid if rent arrears if rent arrears if rent arrears if rent

Ground 10: the landlord's interpretation begun.

Ground 11: th

Ground 12: th

Ground 13: the behaviour

Ground 14: the conduct which convicted of uncommitted an

Ground 15: the by the 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 a 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 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.

living at or visiting the property (a) has been guilty of uisance or annoyance to neighbours or (b) has been no 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 pperty.

Ground 17: to knowingly or i

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

## 7. THE LAND

- 7.1 The I
  - 7.1.1
  - 7.1.2
  - 7.1.3
  - 7.1.4
  - 7.1.5
  - 7.1.6

#### Tenant:

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

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

e and exterior of the Property including drains, pes.

n in working order the apparatus in the Property r, 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.

required to repair damage to the Property where nother 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. [TERMINAT

- 8.1 The any tage of the last o
- 8.2 The time day of the s

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

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 notific Land

<< :

<<

<<

9.2 [If the the L

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

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



9.3 The I

notice on the Tenant at the Property.

# 10. JURISDICTI

This Agreem

SIGNED by <<Name of Landlord Landlord

SIGNED by <<Name of Tenant( Tenant(s)



the law of England.

HMO LICENCE(S)]