

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> ss>>

Tenant: <<Tenant's name>> > [and
<<Tenant's name>> > and
<<Tenant's name>> >]

Property: The flat at:-
<<Address>>
<<Address>>
<<Address>>

together with the fixtures and fittings specified in the inventory signed
by the parties ("**Inventory**").

Block: The building and ground (the "**Block**") (see Schedule 1 of block of flats>>

Term: A fixed term of << >> day of << >> 20 << >>. If, at
the end of the fixed term, the Tenant has not received at least one calendar
month's notice in writing from the Landlord to terminate this Agreement, the Tenant
will terminate this Agreement on the last day of the fixed term, to
continue as a contractual periodic tenancy. The period of the contractual periodic
tenancy will be the same as the period of the fixed term. The Rent payable under this Agreement. The
periodic tenancy will be subject to the provisions of this Agreement. The Landlord or the Tenant brings the
tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("Due Date") in advance on the << >> day of every month.

1. LETTING

- 1.1 The Landlord lets and occupies the Property for the Term at the Rent.
- 1.2 The Tenant may use the Property for residential purposes, including the use of corridors, staircase and lift (if any) leading to the Property.
- 1.3 It is a condition of the letting that the Tenant and any other occupants of the Property maintain the Property in accordance with the Housing Act 2004 and the Housing Act 2014 at all times during the Term.
- 1.4 The Landlord permits <<Occupier's name>> (<<Occupier's name>>] ("**Permitted Occupiers**"). No other person (including any children), are allowed to occupy the Property without the Landlord's written permission].

2. INTERPRETATION

- 2.1 Any obligation on the Tenant under this Agreement not to do an act or thing which would constitute a breach of the law or another person to do such act or thing.

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2.2 Whenever there is a breach of the obligations of the Tenant their obligations shall be enforceable against each of them jointly and severally.

comprising the Landlord or the Tenant against all of them jointly and severally.

2.3 The obligations of the Landlord and Tenant shall be enforceable by any court of law (including the Contracts (Rights of Third Parties) Act 1999).

It is agreed that this Agreement should be governed by the law of England and Wales and that this Agreement should be subject to the jurisdiction of the courts of England and Wales.

2.4 An obligation in this Agreement to pay Value Added Tax in respect of any supply includes an obligation to pay any such tax.

any such tax.

2.5 A reference to a statute in force for the time being is a reference to it as it is in force for the time being, extended or re-enacted).

A reference to a statute in force for the time being is a reference to it as it is in force for the time being, extended or re-enacted).

3. THE DEPOSIT

3.1 The Tenant must pay the Deposit to the Landlord's agent.

The Tenant must pay the Deposit (>> ("Deposit") to the Landlord or the Landlord's agent in accordance with the agreement.

3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord is authorised to hold the Deposit in an approved scheme.

The Deposit shall be held in accordance with section 213(8) of the Housing Act 2004. The Landlord is authorised to hold the Deposit in accordance with an approved scheme in accordance with that Act.

3.3 The Deposit is paid in full in this Agreement. The Landlord shall use the Deposit for the reasonable discharge of the Tenant's obligations.

The Landlord shall use the Deposit for the performance of the Tenant's obligations under this Agreement. The Landlord shall use the Deposit to compensate themselves or the Tenant of those obligations.

3.4 [The Deposit is to be held in accordance with the Tenancy Deposit Protection Scheme.] [The Deposit is to be held by the Landlord in accordance with the Deposit Protection Scheme.]

[The Deposit is to be held in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with the Deposit Protection Scheme.]

3.5 The Landlord has provided the Tenant with the information received from the Landlord's agent in accordance with section 213(5) of the Housing Act 2004 as set out in the Landlord's agent's Order 2007 (SI 2007/1013).

The Landlord has provided the Tenant with the information received from the Landlord's agent in accordance with section 213(5) of the Housing Act 2004 as set out in the Landlord's agent's Order 2007 (SI 2007/1013).

3.6 The Landlord and Tenant shall be paid to the Tenant.

The Landlord shall pay to the Tenant any interest (if any) accrued on the Deposit.

3.7 The Landlord shall return the Deposit to the Tenant within 10 working days of the tenancy ending if the Landlord is not liable to retain the Deposit.

The Landlord shall return the Deposit to the Tenant within 10 working days of the tenancy ending if the Landlord is not liable to retain the Deposit.

3.8 The Landlord shall return the Deposit to the Tenant within 20 working days of the tenancy ending if the Landlord is liable to retain the Deposit. The Deposit shall be repaid in the sum of £[] if the parties are in dispute.

The Landlord shall return the Deposit to the Tenant within 20 working days of the tenancy ending if the Landlord is liable to retain the Deposit. The Deposit shall be repaid in the sum of £[] if the parties are in dispute.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that the Tenant shall:

4.1 Rent, Council Tax

4.1.1 To pay the rent to the Landlord on the Due Date without deduction or set off and by the Landlord.

To pay the rent to the Landlord on the Due Date without deduction or set off and by the Landlord to the Tenant in writing by the Landlord.

4.1.2 To pay the Council Tax to the relevant local authority.

To pay the Council Tax to the relevant local authority.

4.1.3 To pay to the Landlord the charges in relation to the supply of electricity, gas and water (including sewerage) services to the Property.

To pay to the Landlord the charges in relation to the supply of electricity, gas and water (including sewerage) services to the Property.

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to pay all charges for the use of any telephone at the Property during the tenancy. Where demanded by the service provider will be to the duration of the tenancy. The sums include standing charges or other similar Tax as well as any charges which may be exemption.

4.1.4 of the service providers or metering equipment present of the Landlord.

4.1.5 phone number(s) allocated to the Property at the

4.1.6 licence fee in respect of any television set at the

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

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

4.2 **Repairs to the Property and contents**

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

4.2.2 damage caused to the Property (including the and fittings) or to any other property owned by the

the obligations set out in this Agreement;

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

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

4.2.4 Landlord'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 serving the Property.

4.2.5 be heated to a reasonable level during the winter to prevent damage to the Property or the water pipes, drains, heating apparatus by cold weather.

4.2.6 install carbon monoxide alarms at the Property every and replace batteries in each alarm when necessary and to report any problems with the alarms to the Landlord as soon

4.2.7 replace bulbs, batteries and electrical fuses which become

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written notice of any damage, destruction, loss or property or the contents howsoever caused as soon as possible after the occasion of the Tenant.

4.2.9

responsibility to ensure that all linen (if any) is freshly washed and have cleaned to a professional standard all carpets, duvets, carpets, upholstery, curtains and other furnishings. The Tenant shall also have the carpets cleaned to a professional standard at least once in every twelve months throughout the tenancy.

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the Tenant shall notify the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any infectious disease or illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.2.11

the Tenant shall repair and replace at least every 3 months and at the end of the tenancy any damaged or broken glass as soon as possible after the occasion of the Tenant, his family or visitors have caused the damage.

4.2.12

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the Tenant shall provide a proper receptacle and to ensure that rubbish is disposed of properly or on behalf of the local authority.

4.2.13

the Tenant shall maintain and keep it free from weeds and litter and not to alter the layout of the garden or to the composition of the lawn or turf.

4.2.14

the Tenant shall permit the Landlord to remove from the Property any items listed in the Inventory otherwise than for necessary repairs (written notice shall be given to the Landlord).

4.3 **Access**

4.3.1

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the Tenant shall permit the Landlord or the owner of the Block or their respective agents or their written authority together with any workmen or tradesmen to enter the Property at reasonable times of the day for the purpose of inspecting the condition and state of repair and to carry out any repairs or alterations (provided that the Landlord has given reasonable notice of the work to be undertaken) beforehand and not to obstruct any such persons.

4.3.2

the Tenant shall permit the Landlord or the owner of the Block or their written authority to enter the Property at any time and for any purpose.

4.3.3

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the Tenant shall permit the Landlord and/or his agent to view the Property with prospective tenants or agents at reasonable times of the day and subject to reasonable notice (written notice).

4.3.4

the Landlord and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and for any purpose during the tenancy.

4.4 **Use**

4.4.1

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the Property shall be used as a private home only and not to carry on any business at the Property.

- 4.4.2 ... on the Property which may be a nuisance to or annoyance to the Landlord or the tenants or ... ing property.
- 4.4.3 ... y for any illegal or immoral purposes.
- 4.4.4 ... erty in a way which contravenes a restriction ... s freehold (or superior leasehold) title which the ... o the Tenant's attention.
- 4.4.5 ... mit any dangerous or inflammable substance to ... Property apart from those needed for general
- 4.4.6 ... ice or advertisement that is visible from outside
- 4.4.7 ... roperty any animal or bird or domestic pet without ... llord's written consent.
- 4.4.8 ... roperty unoccupied for more than 21 consecutive ... tice to the Landlord.
- 4.4.9 ... roperty.
- 4.4.1 ... lanning conditions affecting the Property which ... ght to the Tenant's attention.
- 4.4.1 ... ng permission in respect of the Property.
- 4.4.1 ... t the Property or any part of the Property and not ... n or share occupation of the Property or any part
- 4.4.1 ... on to occupy the Property as a lodger.
- 4.4.1 ... hecks required to satisfy the "right to rent" ... e Immigration Act 2014 in relation to any sub- ... e Tenant grants, whether authorised by the
- 4.4.1 ... ing which may make void or voidable any policy ... lock or the Property or the contents (details of ... s have been provided to the Tenant).
- 4.4.1 ... the keys and/or security device to access the
- 4.4.1 ... made any duplicate keys to the Property nor to ... w locks to the Property.
- 4.4.1 ... interfere with the appearance, structure, exterior ... erty or the arrangement of the fixtures, furniture ... to the Landlord.
- 4.4.1 ... affix anything to the walls or damage the floors, ... s of the Property and not to alter or extend any ... ing or gas installation on the Property.
- 4.4.2 ... in or affix to the Property any satellite dish or ... t the prior consent in writing of the Landlord.
- 4.4.2 ... ngings, place any items or hang any washing in ... f the Block.

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4.4.2 ...scape or paths, drives, hall, corridors, staircase
the Block.

4.4.2 ...aths, drives, hall, corridors, staircase and lift (if
which the Tenant is permitted to use by way of a
ement.

4.4.2 ...ther occupiers in the Block to keep the paths,
staircase and lift (if any) clean and tidy.

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

4.5 **Notic**

4.5.1 ...ript 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,
ss reasonably required to do so by the Landlord.

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

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

4.5.4 ...prier of the Property has a time-limited “right to
e Landlord such proof of their continued “right to
required by the Landlord from time to time.

4.5.5 ...l promptly if the immigration status of any adult
y changes such that the “right to rent” is lost.

4.6 **End**

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

4.6.2 ...andlord or the Landlord’s agent on the last day of
the Property.

4.6.3 ...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.

4.7 **Land**

To pa ...nd expenses incurred by the Landlord, to remedy
any b ...t by the Tenant and to enforce the terms of this
Agre ...t.

4.8 **Dutic**

The ...cupiers must:

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

4.8.2

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

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

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to avoid causing damage to anything which the manager is under a duty to supply, maintain or repair (if one applies);

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

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

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conditions of the licence annexed to this Agreement;]

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conditions specified in the licence annexed limiting the number of occupants in each bedroom [as follows: <<Specify

5. LATE PAYMENT

If any Rent shall have been due to the Bank of England

the Rent shall be in arrears for 14 days after the same has been formally demanded or not), interest at 3% above the rate then payable by the Tenant.

6. FORFEITURE

If the Rent is not paid when due, or if there has been a default by the Tenant in the performance of any of his obligations in this Agreement, or if the Tenant has assigned the tenancy (to an end) and the Landlord will

the Rent (whether formally demanded or not), or if there is a default by the Tenant in the performance of any of the Tenant's obligations in this Agreement, or if the Tenant has assigned the tenancy (to an end) and the Landlord may forfeit the tenancy (i.e., bring it to an end) and the Landlord may evict the Tenant from the Property. The other rights and remedies of the Landlord will

(Note: This clause is subject to the provisions of the Protection from Eviction Act 1977. The Landlord shall not be able to make an order for possession of the Property or evict a Tenant without a court having first

rights of the Tenant under the Protection from Eviction Act 1977. The Landlord shall not be able to make an order for possession of the Property or evict a Tenant without a court having first

The Landlord may evict the Tenant from the Property by giving the Tenant notice in writing of his decision to do so (even after the Term of this Agreement has expired) and the Tenant shall be required to leave the Property before the expiry of the notice. The court will only order the Tenant to leave the Property if one of the following reasons is proved (being grounds set out in Schedule 1 to the Act of 1977):

the Tenant has failed to pay the Rent when due, or if there is a default by the Tenant in the performance of any of the Tenant's obligations in this Agreement, or if the Tenant has assigned the tenancy (to an end) and the Landlord may forfeit the tenancy (i.e., bring it to an end) and the Landlord may evict the Tenant from the Property. The other rights and remedies of the Landlord will

Ground 2: that the Tenant has failed to pay the Rent when due and the Landlord has given notice to the Tenant to pay the Rent and the Tenant has failed to do so within the time specified in the notice and the Landlord has given notice to the Tenant to leave the Property and the Tenant has failed to do so within the time specified in the notice

a mortgage or charge granted before the start of the tenancy and the mortgagee or chargee has exercised a power of sale requiring vacant possession.

Ground 7: that the Tenant has failed to pay the Rent when due and the Landlord has given notice to the Tenant to pay the Rent and the Tenant has failed to do so within the time specified in the notice and the Landlord has given notice to the Tenant to leave the Property and the Tenant has failed to do so within the time specified in the notice

his rights and obligations under the tenancy agreement

Ground 7A: that the Tenant has failed to pay the Rent when due and the Landlord has given notice to the Tenant to pay the Rent and the Tenant has failed to do so within the time specified in the notice and the Landlord has given notice to the Tenant to leave the Property and the Tenant has failed to do so within the time specified in the notice

residing at the Property commits anti-social behaviour.

Ground 7B: the Tenant or occupiers in the Property have no 'right to rent' as a result of

Ground 8: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings for possession if there is (a) at least eight weeks' rent unpaid if rent is payable weekly or fortnightly, (b) at least two months' rent unpaid if rent is payable monthly, (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly, or (d) at least three months' rent more than three months in arrears if rent is payable otherwise than as above.

Ground 10: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 11: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 12: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 13: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 14: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 15: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 17: the Tenant has failed to pay the rent within the time of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

7. THE LANDLORD'S OBLIGATIONS

7.1 The Landlord shall be obliged to:

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the Tenant or occupiers in the Property have no 'right to rent' as a result of

of notice of the landlord's intention to commence proceedings for possession if there is (a) at least eight weeks' rent unpaid if rent is payable weekly or fortnightly, (b) at least two months' rent unpaid if rent is payable monthly, (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly, or (d) at least three months' rent more than three months in arrears if rent is payable otherwise than as above.

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

ly delayed paying rent.

ancy has been broken or not performed.

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

living at or visiting the property (a) has been guilty of nuisance or annoyance to neighbours or (b) has been convicted of using the property for immoral or illegal purposes or has used the property for immoral or illegal purposes in the locality of, the property.

iture has deteriorated because it has been ill-treated or damaged by the Tenant or any person living in the Property.

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

Tenant:

quietly possess and enjoy the Property during the term of the tenancy without interruption from the Landlord or any person acting on behalf of the Landlord.

nt any Rent payable for any period during which the Property is rendered uninhabitable provided that the Property is rendered uninhabitable by the wilful destruction or damage to the Property by the Tenant.

the interior and exterior of the Property including drains, gutters and pipes.

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

landlord's obligations in The Smoke and Carbon Monoxide (Furnished Premises) Regulations 2015 relating to the provision and maintenance of smoke and carbon monoxide alarms.

required to repair damage to the Property where the damage is caused by the Tenant or those of the Tenant's family or visitors and the cost of repairs under any insurance policy obtained by the Landlord provided that this exception will not apply if the Tenant has obtained the insurance proceeds because of the damage caused by the Tenant or those of the Tenant's family or visitors.

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8. [TERMINAT

8.1 The less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the start of the month.

8.2 The less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the start of the month.

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9. NOTICES

9.1 Under the Landlord and Tenant Act 1987 the Tenant is hereby notified that any notices (including notices in proceedings) must be served on the Landlord at the following address:

<< >>
<< >>
<< >>

9.2 [If the Landlord is not the Tenant, they must also send a copy to the following address:

<< >>
<< >>
<< >>

9.3 The Landlord must also give notice on the Tenant at the Property.

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10. JURISDICTION

This Agreement shall be governed by the law of England.

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SIGNED by

<<Name of Landlord
Landlord

SIGNED by

<<Name of Tenant(s)
Tenant(s)

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