

AGREEMENT dated the << >>

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

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

Property: The house [and garden]
<<Address>>
<<Address>>
<<Address>>

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 shall continue as a contractual periodic tenancy. The period of the periodic tenancy will be the same as the fixed term. The Tenant shall be liable under 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 the Property for the Term at the Rent.
- 1.2 It is a condition of the letting that the Tenant and any occupiers of the Property maintain the Property in accordance with the Housing Act 2014 at all times during the Term.
- 1.3 [The Landlord permits <<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 require another person to do such act or thing.
- 2.2 Whenever there is a reference in this Agreement to the Landlord or the Tenant their obligations shall be against each of them jointly and severally.
- 2.3 The Landlord and Tenant agree that this Agreement should be enforceable by any Party (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement includes an obligation to pay

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- Due Date without deduction or set to the Tenant in writing by the Party to the relevant local authority.
- charges in relation to the supply of (sewerage) services to the Property charges for the use of any telephone Party during the tenancy. Where by the service provider will be tion of the tenancy. The sums standing charges or other similar well as any charges which may be

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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
t.

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 Repair and Maintenance of the Property

4.2.1 in a reasonable and careful manner and not allow
to keep the interior of the Property in good and
it 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;
se by or negligence of the Tenant or any person
with the Tenant's permission.

4.2.3 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
serving the Property.

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

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

4.2.6 bs, batteries and electrical fuses which become

4.2.7 written notice of any damage, destruction, loss or
erty howsoever caused as soon as it comes to
nant.

4.2.8 eaned to a professional standard at least once in
throughout the tenancy and at the end of the

4.2.9 andlord or proper sanitary authority if disinfection
red in consequence of the occurrence of any
ous illness or infestation of rats, mice, fleas,
the Property.

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4.2.1 at least every 3 months and at the end of the tenancy to replace any damaged or broken glass as soon as practicable. If the Tenant, his family or visitors have caused the damage, the Tenant shall be responsible for the cost of replacement.

4.2.1 The Tenant shall provide a proper receptacle and to ensure that rubbish is removed from the Property or on behalf of the local authority.

4.2.1 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.

4.3 Access

4.3.1 The Landlord and/or his agent or anyone with Landlord's authority shall have the right to enter the Property with any workmen and necessary appliances at reasonable times of the day to inspect its condition, to carry out any necessary repairs and to carry out any necessary repairs. The Landlord has given reasonable notice (with regard to the time of day) beforehand and not to interfere with or disturb the Tenant's peaceful enjoyment of the Property.

4.3.2 The Tenant shall agree to allow the Landlord or anyone with the Landlord's authority to enter the Property at any time and without notice.

4.3.3 The Tenant shall agree to allow the Landlord and/or his agent to view the Property with prospective tenants or visitors at reasonable times of the day and subject to reasonable notice.

4.3.4 The Landlord and/or his agent shall have access to inspect the Property at quarterly intervals throughout the tenancy and at such other times as the Landlord may require during the tenancy.

4.4 Use of Property

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

4.4.2 The Tenant shall not use the Property in a way which may be a nuisance to or cause annoyance to the Landlord or the tenants or other persons occupying the Property.

4.4.3 The Tenant shall not use the Property for any illegal or immoral purposes.

4.4.4 The Tenant shall not use the Property in a way which contravenes a restriction imposed by the Landlord's freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.

4.4.5 The Tenant shall not store any dangerous or inflammable substance on the Property apart from those needed for general household use.

4.4.6 The Tenant shall not display any notice or advertisement that is visible from outside the Property.

4.4.7 The Tenant shall not keep any animal or bird or domestic pet without the Landlord's written consent.

4.4.8 The Tenant shall not leave the Property unoccupied for more than 21 consecutive days without giving notice to the Landlord.

4.4.9 The Tenant shall not use the Property for any other purpose.

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4.4.1 planning conditions affecting the Property which
ought to be brought to the Tenant's attention.

4.4.1 giving permission in respect of the Property.

4.4.1 not to let the Property or any part of the Property and not
to let any person share occupation of the Property or any part

4.4.1 not to let any person occupy the Property as a lodger.

4.4.1 to carry out the checks required to satisfy the "right to rent"
under the Immigration Act 2014 in relation to any sub-
tenant that the Tenant grants, whether authorised by the

4.4.1 not to do anything which may make void or voidable any policy
of the Landlord in respect of the Property (details of which policy have been
provided to the Tenant).

4.4.1 not to let any person have the keys and/or security device to access the

4.4.1 not to make any duplicate keys to the Property nor to
allow any person to have access to the Property.

4.4.1 not to interfere with the appearance, structure, exterior
of the Property or the arrangement of the fixtures belonging

4.4.1 not to affix anything to the walls or damage the floors,
ceiling or any part of the Property and not to alter or extend any
gas or gas installation on the Property.

4.4.2 not to install or affix to the Property any satellite dish or
aerial without the prior consent in writing of the Landlord.

4.5 **Notice**

4.5.1 the Landlord shall, in receipt of any notice, direction or order affecting or
relating to the Property, to deliver such a copy of such notice
to the Tenant and not to do anything as a result of the notice,
except as is reasonably required to do so by the Landlord.

4.5.2 the Tenant shall, on receipt, any post or other
communication to the Property, addressed to him.

4.5.3 the Tenant shall, by the Landlord to comply with such checks and
requirements as are reasonably required by the Landlord,
to satisfy the "right to rent" of all adult occupiers of the Property.

4.5.4 the Tenant shall, if the Tenant has a time-limited "right to
rent" from the Landlord such proof of their continued "right to
rent" as is required by the Landlord from time to time.

4.5.5 the Tenant shall promptly if the immigration status of any adult
occupier changes such that the "right to rent" is lost.

4.6 **End of Tenancy**

4.6.1 the Tenant shall, on termination of the Tenancy, to remove the Tenant's belongings from the
Property and leave the Property clean and tidy so that the Property is
ready for re-occupation.

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4.6.2 Landlord or the Landlord's agent on the last day of the tenancy shall remove the contents of the Property.

4.6.3 If the goods shall not have been removed from the Property by the end of the tenancy, the Landlord shall take reasonable steps to notify the Tenant. If, within [14] days from the end of the tenancy the Tenant's belongings have not been collected, the Landlord shall be entitled to remove and dispose of the goods.

4.7 **Landlord's Obligations**

To pay the rates and expenses incurred by the Landlord, to remedy any damage caused by the Tenant and to enforce the terms of this Agreement.

4.8 **Duties of the Tenant under the Multiple Occupation (HMOs) Regulations**

The Tenant and any occupiers must:

4.8.1 Carry out their duties in a way that will not hinder or frustrate the Landlord or the Landlord's agent in the performance of their duties imposed by the provisions of an HMO licence (if applicable);

4.8.2 Allow the Landlord and/or manager, for any purpose connected with the performance of any duty imposed on them by legislation or condition of any licence (if one applies), at all reasonable times to enter the Property;

4.8.3 Allow the Landlord and/or manager, at their request, with any such person as may reasonably require for the purpose of carrying out their duties;

4.8.4 Take all reasonable steps to avoid causing damage to anything which the Landlord or the Landlord's agent is under a duty to supply, maintain or repair (including the gas supply) on them by legislation or a condition of any licence (if one applies);

4.8.5 Comply with the arrangements made by the Landlord or manager; [and]

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

4.8.7 Comply with the conditions of the licence annexed to this Agreement;

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

5. **LATE PAYMENT**

If any Rent is not paid by the Tenant when it is due, the Tenant shall be in arrears for 14 days after the same has been demanded (whether or not), interest at 3% above the rate then payable by the Bank of England.

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7.2 To re

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

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Property shall remain inhabitable provided that the Property has not been rendered uninhabitable by the wilful destruction or negligence of the Tenant.

7.3 To repair and maintain the exterior of the Property including drains, gutters and external walls.

7.4 To repair and maintain in working order the apparatus in the Property for the supply of gas, electricity and all sanitary apparatus and the central heating system.

7.5 To comply with the Landlord's obligations in The Smoke and Carbon Monoxide Regulations 2015 relating to the provision and maintenance of smoke and carbon monoxide alarms.

7.6 That the Landlord shall not be obliged to repair damage to the Property where the damage is caused by the Tenant or any visitors or where the cost of repairs under any insurance policy maintained by the Landlord would be met by the Tenant. This exception will not apply if the Landlord is obliged to repair the damage because of the Tenant's acts or default or the negligence of any visitors.

8. [TERMINATION]

8.1 The Tenant shall give the Landlord not 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 date of the notice.

8.2 The Landlord shall give the Tenant not 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 date of the notice.

9. NOTICES

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

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

9.2 [If the Tenant is a company or other body corporate, they must also send a copy to the Secretary of the company at the following address:

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

9.3 The Landlord shall give the Tenant notice on the Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England.

SIGNED by

<<Name of Landlord
Landlord

SIGNED by

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

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