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>>

A fixed term of << Term:

> the end of the fixed months' notice in terminate this Agre tenancy. The period those for which re periodic tenancy wil tenancy to an end in

Rent: £<< >> per calend

month ("Due Date")

1. **LETTING**

- 1.1 The Landlord lets al
- 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 permission].

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 enforceable by any Parties) Act 1999.
- 2.4 An obligation in thi

ss>>

> [and

> and

>]

>> 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.

vance 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 of the Contracts (Rights of Third

ney includes an obligation to pay

1



Value Added Tax in

2.5 A reference to a st force for the time be

ion is a reference to it as it is in ed, extended, or re-enacted).

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 is to the Deposit is the Deposi
- 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 d be repaid in the su parties 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 (
- 4.1.3 To pay to the electricity, g during the te and cable necessary tapportioned covered by charges and made for act

>> ("**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

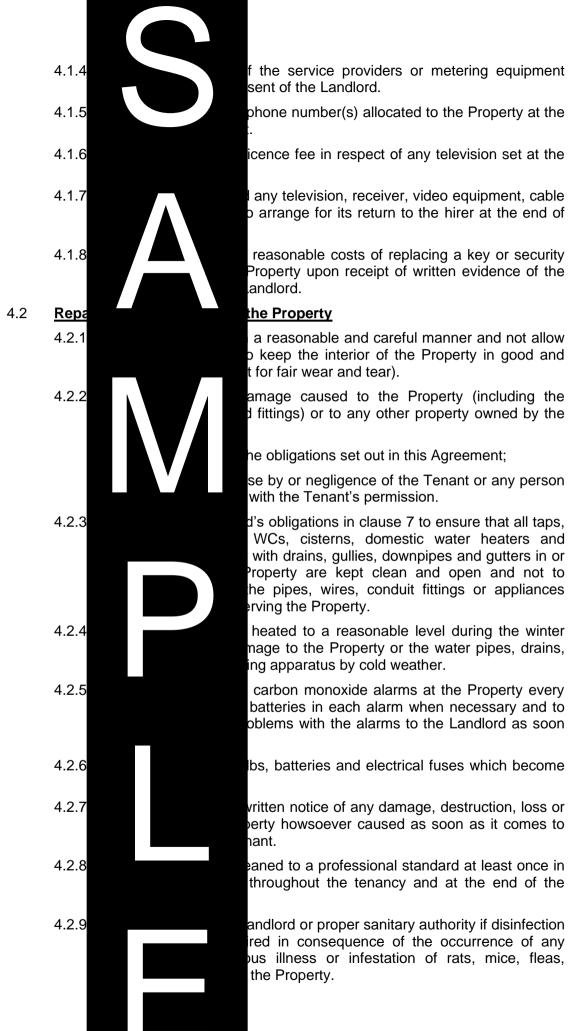
10 working days of the tenancy or part of the Deposit.

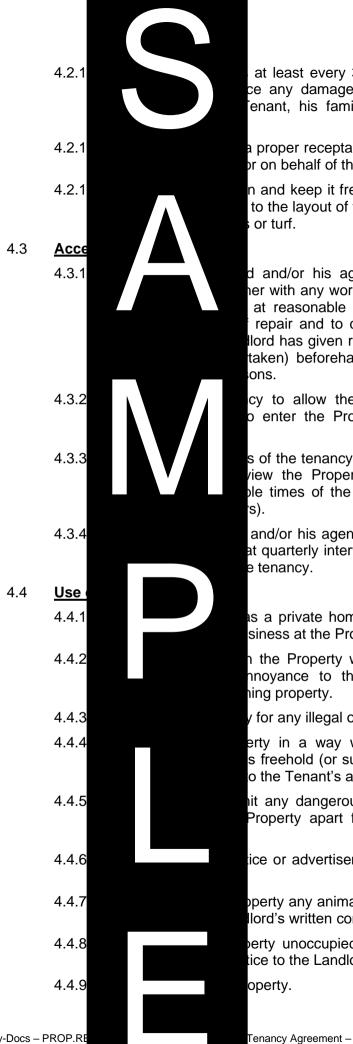
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.

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 rty during the tenancy. Where by the service provider will be tion of the tenancy. The sums standing charges or other similar ell as any charges which may be





at least every 3 months and at the end of the ce any damaged or broken glass as soon as enant, his family or visitors have caused the

a proper receptacle and to ensure that rubbish is or on behalf of the local authority.

n and keep it free from weeds and litter and not to the layout of the garden or to the composition

d and/or his agent or anyone with Landlord's ner with any workmen and necessary appliances at reasonable times of the day to inspect its repair and to carry out any necessary repairs llord has given reasonable notice (with regard to taken) beforehand and not to interfere with or

cy to allow the Landlord or anyone with the o enter the Property at any time and without

s of the tenancy to allow the Landlord and/or his view the Property with prospective tenants or le times of the day and subject to reasonable

and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and

is a private home only and not to carry on any siness at the Property.

h the Property which may be a nuisance to or hnoyance to the Landlord or the tenants or

/ for any illegal or immoral purposes.

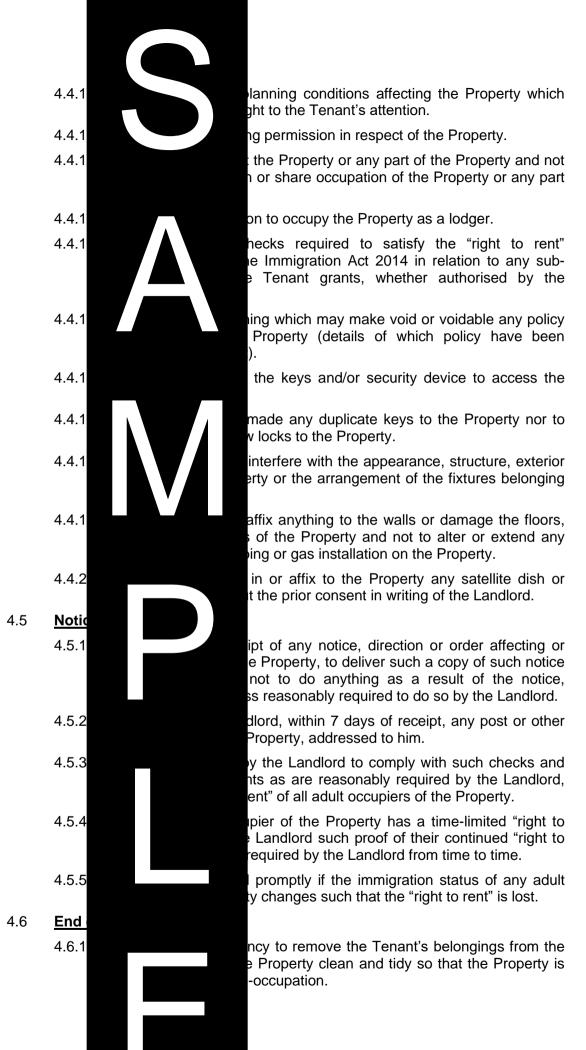
erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the o the Tenant's attention.

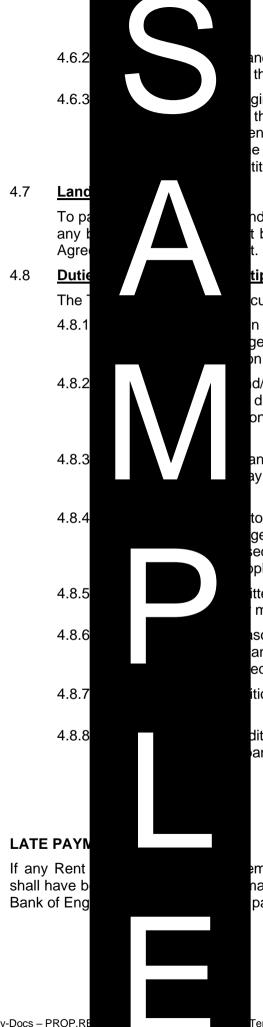
it any dangerous or inflammable substance to Property apart from those needed for general

lice or advertisement that is visible from outside

perty any animal or bird or domestic pet without llord's written consent.

erty unoccupied for more than 21 consecutive tice to the Landlord.





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

tiple Occupation (HMOs) Regulations

cupiers must:

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

d/or manager, for any purpose connected with duty imposed on them by legislation or condition one applies), at all reasonable times to enter the

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 plies);

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

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

tions of the licence annexed to this Agreement;

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

ment be in arrears for 14 days after the same hally demanded or not), interest at 3% above the payable by the Tenant.

5.

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: tha have been pa

Ground 7A: th

Ground 7B: that as a result of

Ground 8: the proceedings weeks' rent u unpaid 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

Ground 17: to knowingly or it

7. THE LAND

The Landlor

7.1 That tenar unde

7.2 To re

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.

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

y possess and enjoy the Property during the tion from the Landlord or any person claiming ord.

Rent payable for any period during which the



Propo been

- 7.3 To re
- 7.4 To re supp heati
- 7.5 To d Mond testin
- 7.6 That Land by th cann or the

inhabitable provided that the Property has not he wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

rking order the apparatus in the Property for the tricity and all sanitary apparatus and the central s.

ord's obligations in The Smoke and Carbon Regulations 2015 relating to the provision and nonoxide alarms.

red to repair damage to the Property where the of repairs under any insurance policy maintained at this exception will not apply if the Landlord proceeds because of the Tenant's acts or default or visitors.

8. [TERMINAT

- 8.1 The any t last of from
- 8.2 The time day of the si

ess than << 2 >> months prior written notice at ent provided that such notice must expire on the nd 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
 - <<
 - <<
 - <<
- 9.3 The I

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:

notice on the Tenant at the Property.

10. JURISDICTI

This Agreem

the law of England.

SIGNED by

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant(Tenant(s)

HMO LICENCE(S)]