

AGREEMENT dated the << >>

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

Tenant: <<Tenant's name>> <>>

Property: The bedsit known as <>> bedsit>> at:

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

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

House: The house and garden <>> of house>>

Term: A fixed term of << >> day of << >> 20 << >>. If, at the end of the fixed term, the Landlord has not received at least one calendar month's notice in writing from the Tenant to terminate this Agreement, the Agreement shall 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 Landlord or the Tenant brings the tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("**Due Date**") on the << >> day of every month. [The rent is inclusive of Council Tax].

1. LETTING

- 1.1 The Landlord lets and the Tenant occupies the Property for the Term at the Rent.
- 1.2 The Tenant may use the Property, including the corridors, staircase, and lift (if any) leading to the Property.
- 1.3 The Tenant may use the Property, including the bedrooms, living rooms, kitchens, living rooms, outdoor areas and other areas, and facilities as are designated by the Landlord in accordance with the applicable regulations made by the Landlord.
- 1.4 It is a condition of the tenancy that the occupants of the Property maintain the Property in accordance with the Housing Act 2014 at all times during the Term.
- 1.5 [The Landlord permits <<Occupier's name>> ("**Permitted Occupiers**") to live in the Property; 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 to do an act or thing

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includes an obligation to do such act or thing.

another person to do such act or

2.2 Whenever there is a breach of the Agreement by the Tenant their obligation shall be against each of them jointly and severally.

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

2.3 The Landlord and Tenant shall ensure that this Agreement should be enforceable by any Party in accordance with the Contracts (Rights of Third Parties) Act 1999.

that this Agreement should be enforceable by any Party in accordance with the Contracts (Rights of Third Parties) Act 1999.

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

any such tax includes an obligation to pay any such tax.

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

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

3. THE DEPOSIT

3.1 The Tenant must pay the Deposit to the Landlord's agent in accordance with the terms of the Agreement.

>> ("Deposit") to the Landlord or the Landlord's agent in accordance with the terms of the Agreement.

3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord shall ensure that the Deposit is held in accordance with an authorised scheme.

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

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

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

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

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

3.5 The Landlord has provided the Tenant with the prescribed information within 30 days of the Deposit being received. The Landlord shall provide the Tenant with the prescribed information within 30 days of the Deposit being received.

within 30 days of the Deposit being received. The Landlord shall provide the Tenant with the prescribed information within 30 days of the Deposit being received.

3.6 The Landlord and Tenant shall ensure that any interest (if any) accrued on the Deposit shall be paid to the Tenant.

interest (if any) accrued on the Deposit shall be paid to the Tenant.

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

ten working days of the tenancy ending if the Landlord is not liable to retain the Deposit.

3.8 The Landlord shall ensure that the Deposit is held in accordance with the tenancy deposit scheme. The Landlord shall ensure that the Deposit is held in accordance with the tenancy deposit scheme.

of the tenancy deposit scheme. The Landlord shall ensure that the Deposit is held in accordance with the tenancy deposit scheme.

4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

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.

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

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- 4.1.2 tax in respect of the Property to the relevant local
- 4.1.3 authorities all charges in relation to the supply of
er (including sewerage) services to the Property
d to pay all charges for the use of any telephone,
communications services and cable services at the
tenancy. Where necessary the sums demanded by
ll be apportioned according to the duration of the
covered by this sub-clause include standing
ar charges and Value Added Tax as well as any
made for actual consumption.
- 4.1.4 of the service providers or metering equipment
sent 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 on (as notified by the Landlord) of all charges in
of electricity, gas, water (including sewerage),
d, other communications services and cable
nal areas of the House during the tenancy.
- 4.1.9 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
t for fair wear and tear).
- 4.2.2 damage caused to the Property (including the
d 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 ord's obligations in clause 7 to keep the items
tory clean and in the same condition as at the
tenancy (except for fair wear and tear).
- 4.2.4 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
erving the Property.
- 4.2.5 heated to a reasonable level during the winter
amage to the Property or the water pipes, drains,

- ing apparatus by cold weather (so far as this is the Tenant).
- 4.2.6 carbon monoxide alarms at the Property every batteries in each alarm when necessary and to problems with the alarms to the Landlord as soon
- 4.2.7 bulbs, batteries and electrical fuses within the e defective.
- 4.2.8 written notice of any damage, destruction, loss or erty or the House or their contents howsoever omes to the attention of the Tenant.
- 4.2.9 nancy to ensure that all linen (if any) is freshly ave cleaned to a professional standard all duvets, carpets, upholstery, curtains and other Inventory and to have the carpets cleaned to a at least once in every twelve months throughout
- 4.2.1 andlord or proper sanitary authority if disinfection ired in consequence of the occurrence of any ous illness or infestation of rats, mice, fleas, the Property.
- 4.2.1 at least every 3 months and at the end of the ce any damaged or broken glass as soon as Tenant, his family or visitors have caused the
- 4.2.1 a proper receptacle and to ensure that rubbish is or on behalf of the local authority.
- 4.2.1 eration to the layout of the garden or to the hrubs, plants or turf.
- 4.2.1 nt of the Landlord to remove from the Property ied in the Inventory otherwise than for necessary written notice shall be given to the Landlord).

4.3 **Access**

- 4.3.1 or the owner of the House or their respective their written authority together with any workmen ces to enter the Property at reasonable times of condition and state of repair and to carry out any ovided that the Landlord has given reasonable (the work to be undertaken) beforehand and not ruct any such persons.
- 4.3.2 cy to allow the Landlord or anyone with his roperty at any time and without notice.
- 4.3.3 s of the tenancy to allow the Landlord and/or his view the Property with prospective tenants or ple times of the day and subject to reasonable s).

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

4.4 **Use**

4.4.1 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 other property.

4.4.3 for any illegal or immoral purposes.

4.4.4 in a way which contravenes a restriction on the freehold (or superior leasehold) title which the Landlord has drawn to the Tenant's attention.

4.4.5 to deposit any dangerous or inflammable substance to the Property apart from those needed for general household use.

4.4.6 to display any notice or advertisement that is visible from outside the Property.

4.4.7 to keep on the Property any animal or bird or domestic pet without the Landlord's written consent.

4.4.8 to leave the Property unoccupied for more than 21 consecutive days without notice to the Landlord.

4.4.9 to use the Property.

4.4.1 to comply with any planning conditions affecting the Property which the Landlord has drawn to the Tenant's attention.

4.4.1 to obtain any permission in respect of the Property.

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

4.4.1 to use the Property as a lodger.

4.4.1 to comply with the checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-tenant the Tenant grants, whether authorised by the Landlord.

4.4.1 to do anything which may make void or voidable any policy of insurance covering the House or the Property or the contents (details of which have been provided to the Tenant).

4.4.1 to return the keys and/or security device to access the Property.

4.4.1 to not make any duplicate keys to the House or the Property or to add any new locks to the House or the Property.

4.4.1 to not interfere with the appearance, structure, exterior or contents of the House or the Property or the arrangement of the furniture or effects belonging to the Landlord.

4.4.1 affix anything to the walls or damage the floors, of the House or the Property and not to alter or wiring, plumbing or gas installation at the House

4.4.2 in or affix to the House or the Property any aerial without the prior consent in writing of

4.4.2 hangings, place any items or hang any washing in of the House.

4.4.2 escape or paths, drives, hall, corridors, staircase the House.

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

4.4.2 communal facilities in the House.

4.4.2 other occupiers in the House to keep the communal , hall, corridors, staircase and lift (if any) clean

4.4.2 house rules which the Landlord or its agents may ue in the interests of good management of the

4.5 **Notic**

4.5.1 ript of any notice, direction or order affecting or he Property, to deliver a copy of such notice to o do anything as a result of the notice, direction ably 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 equired 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, tited to remove and dispose of the goods.

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4.7 **Land**

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

4.8 **Duties**

Multiple Occupation (HMOs) Regulations

The Tenant and Occupiers must:

4.8.1

act in a way that will not hinder or frustrate the Landlord or manager 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 any duty imposed on them by legislation or a condition of an HMO licence (if one applies), at all reasonable times to

4.8.3

enter the Property and/or manager, at their request, with any such persons as they may reasonably require for the purpose of carrying out

4.8.4

any duty imposed on them to avoid causing damage to anything which the Landlord or manager is under a duty to supply, maintain or repair and which is required by legislation or a condition of an HMO licence (if one applies);

4.8.5

comply with any litter in accordance with the arrangements made by the Landlord or manager; [and]

4.8.6

comply with any reasonable instructions of the Landlord and/or manager and any means of escape from fire, the prevention of fire and the maintenance of fire-fighting equipment[.] [;and] [;]

4.8.7

comply with any other conditions of the licence annexed to this Agreement;]

4.8.8

comply with any other conditions specified in the licence annexed limiting the number of persons in each bedroom [as follows: <<Specify

5. **LATE PAYMENT**

If any Rent due under this Agreement be in arrears for 14 days after the same has been formally demanded or not), interest at 3% above the Bank of England base rate shall be payable by the Tenant.

6. **FORFEITURE**

If the Rent is not paid when due (whether formally demanded or not), or if there has been a breach of any of the Tenant's obligations in this Agreement, or if the Tenant has abandoned the Property, the Landlord may forfeit the tenancy (i.e., bring it to an end) and the Property. The other rights and remedies of the Landlord will not be affected.

(Note: This clause does not affect the rights of the Tenant under the Protection from Eviction Act 1977. The Landlord shall not evict a Tenant without a court having first made an order for possession of the Property.)

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The Landlord shall have the right to 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 to obtain a possession order (even after the Term of this Agreement has expired). The court will only order the Tenant to leave the Property before the end of the Term if one of the following reasons is proved (being grounds set out in Schedule 1):

Ground 2: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent.

Ground 7: that the Tenant has failed to comply with any of his rights and obligations under the tenancy agreement.

Ground 7A: that the Tenant, while residing at the Property commits anti-social behaviour.

Ground 7B: that the Tenant or any other persons or occupiers in the Property have no 'right to rent' as a result of the Tenant's failure to comply with any of his rights and obligations under the tenancy agreement.

Ground 8: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 10: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 11: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 12: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 13: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 14: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 15: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 17: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent for a period of 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

7. THE LANDLORD'S OBLIGATIONS

The Landlord shall have the following obligations:

7.1 That the Landlord shall ensure that the Tenant may possess and enjoy the Property during the Term of this Agreement without any interference from the Landlord or any person claiming under the title of the Landlord.

7.2 To repair and maintain the Property in good and substantial repair throughout the Term of this Agreement, including the exterior of the Property including drains, gutters and external walls.

7.3 To repair and maintain the Property in good and substantial repair throughout the Term of this Agreement, including the exterior of the Property including drains, gutters and external walls.

7.4 To repair and maintain the Property in good and substantial repair throughout the Term of this Agreement, including the exterior of the Property including drains, gutters and external walls.

7.5 To comply with the Landlord's obligations in The Smoke and Carbon Monoxide Alarm Regulations 2015.

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ant 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). The court will only order the Tenant to leave the Property before the end of the Term if one of the following reasons is proved (being grounds set out in Schedule 1):

Ground 2: that the Tenant has failed to pay any rent due to the Landlord under this tenancy and to any person lawfully claiming the rent.

Ground 7: that the Tenant has failed to comply with any of his rights and obligations under the tenancy agreement.

Ground 7A: that the Tenant, while residing at the Property commits anti-social behaviour.

Ground 7B: that the Tenant or any other persons or occupiers in the Property have no 'right to rent' as a result of the Tenant's failure to comply with any of his rights and obligations under the tenancy agreement.

Ground 8: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings for possession of the Property if at the time of the court hearing 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, or (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or at least three months' rent more than three months in arrears if rent is payable annually.

Ground 10: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 11: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 12: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 13: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 14: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 15: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 17: that the Tenant has failed to pay any rent due to the landlord's intention to commence proceedings and on the date on which proceedings are begun.

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Regulations 2015 relating to the provision and
monoxide alarms.

7.6 That
Land
by th
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or the

ed 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
y or visitors.

8. [TERMINAT

8.1 The
any t
last d
from

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

8.2 The
time
day o
the s

s than << 2 >> months prior written notice at any
provided that such notice must expire on the last
must not expire sooner than << 6>> months from

9. NOTICES

9.1 Unde
notifi
Land

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

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<< >>

9.2 [If the
the L

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

<< >>
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<< >>

9.3 The L

notice on the Tenant at the Property.

10. JURISDICTI

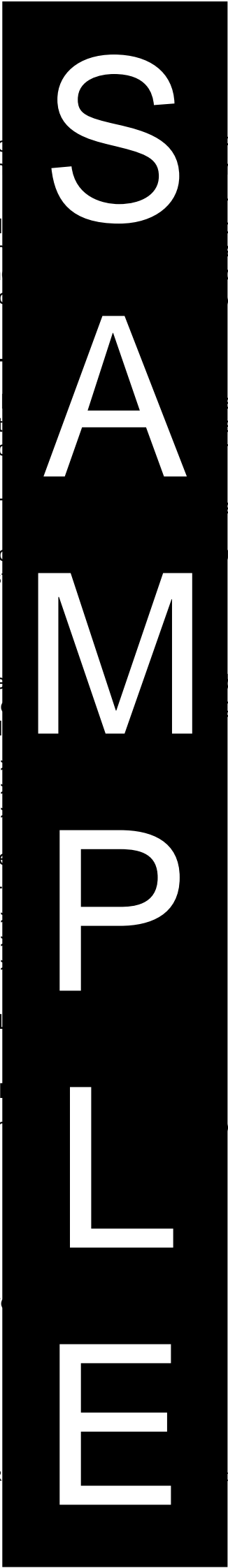
This Agree

y the law of England.

SIGNED by

<<Name of Landlor
Landlord

SIGNED by



<<Name of Tenant(
Tenant(s)

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