

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") in advance on the << >> day of every month. The rent is inclusive of Council Tax, utilities and the Landlord's cleaning costs.

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, kitchen, bathroom, shower rooms, kitchens, living rooms, outdoor areas and garden, and all other 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 shall not be an obligation to do an act or thing

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includes an obligation to do such act or thing.

2.2 Whenever there is a breach of the Agreement by any of the Parties comprising the Landlord or the Tenant their obligations shall be joint and several against all of them jointly and severally.

2.3 The Landlord and Tenant agree 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.

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

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3. THE DEPOSIT

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

>> ("**Deposit**") to the Landlord or their 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 agrees to hold the Deposit in accordance with an approved scheme under that Act.

to be held in accordance with an approved scheme under that Act.

3.3 The Deposit is paid to the Landlord in this Agreement. The Landlord shall use the Deposit for the reasonable discharge of the Tenant's obligations under the Agreement. The Landlord shall use the Deposit to compensate themselves for the Tenant of those obligations.

to compensate themselves for the Tenant of those obligations.

3.4 [The Deposit is to be held in accordance with an approved scheme under the Tenancy Deposit Protection Act 2004.] [The Deposit is to be held by the Landlord in accordance with the Deposit Protection Scheme.]

in accordance with an approved scheme under the Tenancy Deposit Protection Act 2004.] [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 prescribed information within 30 days of the Deposit being received by the Landlord in accordance with section 213(5) of the Housing Act 2004 as set out in the Housing Act 2004 (Prescribed Information) (Prescribed Information) Order 2007 (SI 2007/1015).

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3.6 The Landlord and Tenant shall be jointly and severally liable for any interest (if any) accrued on the Deposit.

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3.7 The Landlord shall not be entitled to set off or part of the Deposit against any arrears of rent or other sums due to the Landlord.

no set off or part of the Deposit against any arrears of rent or other sums due to the Landlord.

3.8 The Landlord shall not be entitled to set off or part of the Deposit against any arrears of rent or other sums due to the Landlord. The Landlord shall repay the Deposit to the Tenant within 20 working days of the tenancy ending if the Landlord and Tenant agree that the Deposit is to be repaid in the sum of £[] and the Landlord and Tenant agree that the Deposit is to be repaid in the sum of £[] and the parties are in dispute.

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4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

4.1 Rent and other payments

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

Due Date without deduction or set off and by cheque or bank transfer to the Landlord in writing by the Landlord.

- 4.1.2 of the utilities, service providers or metering written consent of the Landlord.
- 4.1.3 phone number(s) allocated to the Property at the
- 4.1.4 in relation to telephone, broadband and other services provided exclusively to the Property during
- 4.1.5 licence fee in respect of any television set at the
- 4.1.6 of any television, receiver, video equipment, cable to arrange for its return to the hirer at the end of
- 4.1.7 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 fixtures and fittings) or to any other property owned by the Landlord in breach of the obligations set out in this Agreement; or damage caused by or negligence of the Tenant or any person acting with the Tenant's permission.
- 4.2.3 Landlord's obligations in clause 7 to keep the items stored in the Property clean and in the same condition as at the start of the tenancy (except for fair wear and tear).
- 4.2.4 Landlord's obligations in clause 7 to ensure that all taps, sinks, WCs, cisterns, domestic water heaters and drains with drains, gullies, downpipes and gutters in or on the Property are kept clean and open and not to allow any of the pipes, wires, conduit fittings or appliances serving the Property.
- 4.2.5 to be heated to a reasonable level during the winter to prevent damage to the Property or the water pipes, drains, or heating apparatus by cold weather (so far as this is practicable by the Tenant).
- 4.2.6 to install carbon monoxide alarms at the Property every year and to replace batteries in each alarm when necessary and to report any problems with the alarms to the Landlord as soon as practicable.
- 4.2.7 to replace light bulbs, batteries and electrical fuses within the Property if they are defective.
- 4.2.8 to give written notice of any damage, destruction, loss or damage to the Property or the House or their contents howsoever caused which comes to the attention of the Tenant.

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ancy to ensure that all linen (if any) is freshly
have 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

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landlord 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

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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 Acce

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
provided that the Landlord has given reasonable
(the work to be undertaken) beforehand and not
struct any such persons.

4.3.2

cy to allow the Landlord or anyone with his
Property 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
e 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

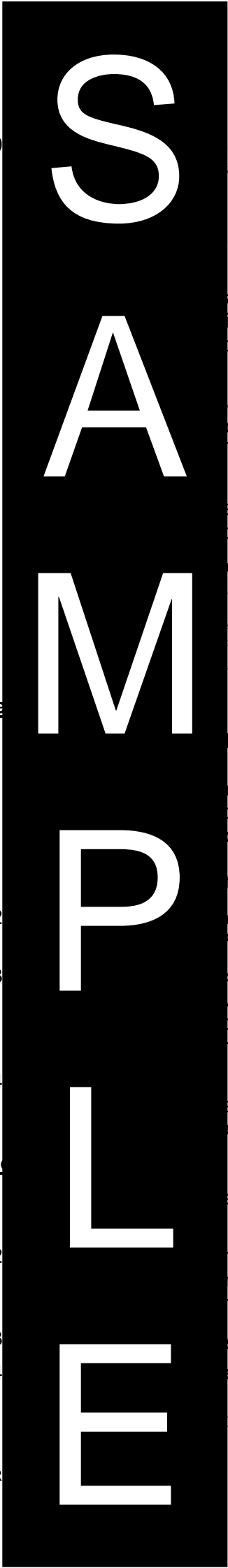
n the Property which may be a nuisance to or
nnoyance to the Landlord or the tenants or
ning property.

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 [REDACTED]mit any dangerous or inflammable substance to the Property apart from those needed for general use.
- 4.4.6 [REDACTED]ice or advertisement that is visible from outside the Property.
- 4.4.7 [REDACTED]roperty any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.8 [REDACTED]roperty unoccupied for more than 21 consecutive days without notice to the Landlord.
- 4.4.9 [REDACTED]roperty.
- 4.4.1 [REDACTED]lanning conditions affecting the Property which have not been brought to the Tenant's attention.
- 4.4.1 [REDACTED]ing permission in respect of the Property.
- 4.4.1 [REDACTED] 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 [REDACTED]on to occupy the Property as a lodger.
- 4.4.1 [REDACTED]checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-tenants the Tenant grants, whether authorised by the Landlord.
- 4.4.1 [REDACTED]ing which may make void or voidable any policy of insurance for the House or the Property or the contents (details of which have been provided to the Tenant).
- 4.4.1 [REDACTED] the keys and/or security device to access the Property.
- 4.4.1 [REDACTED] made any duplicate keys to the House or the Property or add any new locks to the House or the Property.
- 4.4.1 [REDACTED]interfere with the appearance, structure, exterior of the House or the Property or the arrangement of the furniture or effects belonging to the Landlord.
- 4.4.1 [REDACTED]affix anything to the walls or damage the floors or fixtures of the House or the Property and not to alter or interfere with any wiring, plumbing or gas installation at the House.
- 4.4.2 [REDACTED] in or affix to the House or the Property any satellite dish or television aerial without the prior consent in writing of the Landlord.
- 4.4.2 [REDACTED]ngings, place any items or hang any washing in or on the exterior of the House.
- 4.4.2 [REDACTED]scape or paths, drives, hall, corridors, staircase or lift in the House.
- 4.4.2 [REDACTED]aths, drives, hall, corridors, staircase and lift (if any) which the Tenant is permitted to use by way of a licence or agreement.

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- 4.4.2 communal facilities in the House.
- 4.4.2 other occupiers in the House to keep the communal areas, hall, corridors, staircase and lift (if any) clean and tidy.
- 4.4.2 house rules which the Landlord or its agents may impose in the interests of good management of the Property.

4.5 **Notice**

- 4.5.1 The Tenant shall, in respect of any notice, direction or order affecting or relating to the Property, to deliver a copy of such notice to the Landlord and to do anything as a result of the notice, direction or order as is reasonably required to do so by the Landlord.
- 4.5.2 The Tenant shall, within 7 days of receipt, any post or other communication sent to the Property, addressed to them.
- 4.5.3 The Tenant shall allow the Landlord to comply with such checks and inspections as are reasonably required by the Landlord, in connection with the Tenant's "right to rent" of all adult occupiers of the Property.
- 4.5.4 The Tenant shall ensure that every occupier of the Property has a time-limited "right to rent" and shall provide the Landlord such proof of their continued "right to rent" as is reasonably required by the Landlord from time to time.
- 4.5.5 The Tenant shall notify the Landlord promptly if the immigration status of any adult occupier of the Property changes such that the "right to rent" is lost.

4.6 **End of Tenancy**

- 4.6.1 The Tenant shall ensure that the Property is left clean and tidy so that the Property is ready for re-occupation.
- 4.6.2 The Tenant shall vacate the Property and hand over possession to the Landlord or the Landlord's agent on the last day of the tenancy.
- 4.6.3 If the Tenant's belongings shall not have been removed from the Property by the end of the tenancy, the Landlord shall take reasonable steps to remove them. 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 costs and expenses incurred by the Landlord, to remedy any breach of the terms of this Agreement 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 all occupiers must:
- 4.8.1 Comply with the Regulations in a way that will not hinder or frustrate the Tenant or any other occupier in the performance of their duties imposed by the Regulations or the possession of an HMO licence (if applicable);
- 4.8.2 Allow the Landlord or manager, for any purpose connected with the Regulations or any duty imposed on them by legislation or a licence (if one applies), at all reasonable times to

- 4.8.3 and/or manager, at their request, with any such day reasonably require for the purpose of carrying
- 4.8.4 to avoid causing damage to anything which the manager is under a duty to supply, maintain or repair (as required on them by legislation or a condition of an licence (if it applies));
- 4.8.5 litter in accordance with the arrangements made by the manager; [and]
- 4.8.6 reasonable instructions of the Landlord and/or manager in relation to any means of escape from fire, the prevention of fire and the maintenance of fire equipment[.] [;and] [;]
- 4.8.7 provisions of the licence annexed to this Agreement;]
- 4.8.8 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 shall have become due and payable to the Bank of England, the Tenant shall be in arrears for 14 days after the same has become due (whether 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 (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 (as determined by the Landlord in writing at an end) and the Landlord may forfeit the tenancy (i.e., bring it to an end) and the Landlord will not be bound to accept the Rent thereafter.

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

The Landlord shall not be entitled to deprive the Tenant of possession of the Property by giving the Tenant notice in writing of his intention to do so (even after the Term of this Agreement has expired) and to require the Tenant to leave the Property before the expiry of the Term if one of the following reasons is proved (being grounds for possession under section 8(1) of the Act of 1977):

- Ground 2: that the Tenant has failed to observe a mortgage or charge granted before the start of the tenancy and requiring the Tenant to exercise a power of sale requiring vacant possession.
- Ground 3: that the Tenant has failed to observe his rights and obligations under the tenancy agreement.
- Ground 4: that the Tenant, while residing at the Property commits anti-social behaviour.
- Ground 5: that the Tenant or any other persons or occupiers in the Property have no 'right to rent' under the Act of 1977.
- Ground 6: that the Tenant has failed to observe the provisions of section 8(1)(a) of the Act of 1977.
- Ground 7: that the Tenant has failed to observe the provisions of section 8(1)(b) of the Act of 1977.
- Ground 7A: that the Tenant has failed to observe the provisions of section 8(1)(a) of the Act of 1977.
- Ground 7B: that the Tenant has failed to observe the provisions of section 8(1)(b) of the Act of 1977.
- Ground 8: that the Tenant has failed to observe the provisions of section 8(1)(c) of the Act of 1977.

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Ground 11: the

Ground 12: the

Ground 13: the
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Ground 14: the
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Ground 15: the
by the tenant

Ground 17: the
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7. THE LANDLORD'S OBLIGATIONS

The Landlord shall:

7.1 That the Tenant shall have the sole possession and enjoy the Property during the tenancy and shall not be liable to eviction from the Property by the Landlord or any person claiming under the Landlord.

7.2 To receive the Rent payable for any period during which the Property is inhabitable provided that the Property has not been rendered uninhabitable by the wilful destruction or negligence of the Tenant.

7.3 To pay the Tenant's rates and taxes relating to the House and the Property.

7.4 To provide the Tenant with power, and hot and cold water to the Property.

7.5 To repair and maintain the exterior of the Property including drains, gutters and eaves.

7.6 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.

7.7 To have the interior of the House cleaned on a weekly basis.

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

7.9 That the Landlord shall be obliged to repair damage to the Property where the Landlord is not liable for the cost of repairs under any insurance policy maintained by the Landlord, provided that this exception will not apply if the Landlord is not liable to proceed because of the Tenant's acts or default or the acts or default of any visitor.

8. [TERMINATION]

8.1 The Tenant shall give not less than << 2 >> months prior written notice at

at least one quarter's rent more than three months in arrears or at least three months' rent more than three months in arrears.

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

regularly delayed paying rent.

tenancy has been broken or not performed.

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

any person 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 any purpose other than that for which it is to be used for immoral or illegal purposes or has committed an offence in the locality of, the property.

the furniture has deteriorated because it has been ill-treated in the Property.

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

:

the Tenant shall have the sole possession and enjoy the Property during the tenancy and shall not be liable to eviction from the Property by the Landlord or any person claiming under the Landlord.

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not less than << 2 >> months prior written notice at



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ent provided that such notice must expire on the
nd must not expire sooner than << 6>> months

8.2 The
time
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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
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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
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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. JURISDICTION

This Agree

y the law of England.

SIGNED by

<<Name of Landlor
Landlord

SIGNED by

<<Name of Tenant(
Tenant(s)



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