

AGREEMENT dated the << >>

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

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

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

<<Address>>

<<Address>>

<<Address>>

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

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 period of the fixed term. The provisions of this Agreement shall apply to the periodic tenancy as if it were a 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" << >> day of every month). [The rent is inclusive of Council Tax].

1. LETTING

- 1.1 The Landlord lets a <<Bedsit name>> Property for the Term at the Rent.
- 1.2 The Tenant may use the Property for <<Bedsit name>> corridors, staircase and lift (if any).
- 1.3 The Tenant may use the Property for <<Bedsit name>> rooms, kitchens, living rooms, outdoor areas and <<Bedsit name>> facilities as are designated by the Landlord in accordance with the <<Bedsit name>> 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"). 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 includes an obligation on the Tenant to ensure that another person to do such act or thing.
- 2.2 Whenever there is a reference in this Agreement to the Landlord or the Tenant, it shall include a reference to the Landlord or the Tenant comprising the Landlord or the Tenant.

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Tenant their obligations
against each of them

against all of them jointly and

2.3 The Landlord and
enforceable by any
Parties) Act 1999.

that this Agreement should be
of the Contracts (Rights of Third

2.4 An obligation in this
Value Added Tax in

they includes an obligation to pay

2.5 A reference to a statute
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 pay
the Landlord's agent

>> ("**Deposit**") to the Landlord or
agreement.

3.2 The Deposit is a "tenancy
Act 2004. The Landlord
authorised scheme

ed in section 213(8) of the Housing
e Deposit in accordance with an
that Act.

3.3 The Deposit is paid
in this Agreement. The
for the reasonable cost

formance of the Tenant's obligations
e Deposit to compensate themself
e Tenant of those obligations.

3.4 [The Deposit is to be held
Tenancy Deposit Protection
the Deposit Protection

in accordance with an approved
me.] [The Deposit is to be held by

3.5 The Landlord has provided
received the information
2004 as set out in
Order 2007 (SI 2007

within 30 days of the Deposit being
ection 213(5) of the Housing Act
Deposits) (Prescribed Information)

3.6 The Landlord and Tenant
shall be paid to the

st (if any) accrued on the Deposit

3.7 The Landlord shall
ending if the Landlord

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

3.8 The Landlord shall
within 20 working days
be repaid in the sum
parties are in dispute

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

4. THE TENANT'S COVENANTS

The Tenant agrees with the

4.1 Rent, Council Tax

4.1.1 To pay the Rent
off and by the
Landlord.

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

4.1.2 [To pay the Council Tax

erty to the relevant local authority].

4.1.3 To pay to the Landlord
electricity, gas, water,
during the tenancy

charges in relation to the supply of
(sewerage) services to the Property
charges for the use of any telephone

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communications services and cable services at the tenancy. Where necessary the sums demanded by the Tenant shall be apportioned according to the duration of the tenancy covered by this sub-clause include standing charges and Value Added Tax as well as any other charges made for actual consumption.

4.1.4 The Tenant shall be responsible for the service providers or metering equipment present at the Property at the start of the tenancy.

4.1.5 The Tenant shall be responsible for the phone number(s) allocated to the Property at the start of the tenancy.

4.1.6 The Tenant shall be responsible for the licence fee in respect of any television set at the Property.

4.1.7 The Tenant shall be responsible for any television, receiver, video equipment, cable or other equipment brought to the Property and to arrange for its return to the hirer at the end of the tenancy.

4.1.8 The Tenant shall be responsible (as notified by the Landlord) of all charges in respect of electricity, gas, water (including sewerage), heating, other communications services and cable services in the common areas of the House during the tenancy.

4.1.9 The Tenant shall be responsible for the reasonable costs of replacing a key or security device to the Property upon receipt of written evidence of the loss to the Landlord.

4.2 **Repairs to the Property**

4.2.1 The Tenant shall maintain the Property in a reasonable and careful manner and not allow the Property to fall into disrepair or to keep the interior of the Property in good and sound condition (subject to fair wear and tear).

4.2.2 The Tenant shall be responsible for any damage caused to the Property (including the fixtures and fittings) or to any other property owned by the Landlord.

The Tenant shall be responsible for the obligations set out in this Agreement;

The Tenant shall be responsible for any damage caused by or negligence of the Tenant or any person acting on behalf of the Tenant without the Tenant's permission.

4.2.3 The Tenant shall be responsible for the Landlord's obligations in clause 7 to ensure that all taps, sinks, showers, WCs, cisterns, domestic water heaters and other fixtures and fittings with drains, gullies, downpipes and gutters in or on the Property are kept clean and open and not to be blocked and that the pipes, wires, conduit fittings or appliances serving the Property are kept in good working order.

4.2.4 The Tenant shall be responsible for ensuring that the Property is heated to a reasonable level during the winter months to prevent damage to the Property or the water pipes, drains, or other fixtures and fittings by cold weather (so far as this is within the control of the Tenant).

4.2.5 The Tenant shall be responsible for ensuring that carbon monoxide alarms at the Property every year and for replacing the batteries in each alarm when necessary and to report any problems with the alarms to the Landlord as soon as possible.

4.2.6 The Tenant shall be responsible for ensuring that light bulbs, batteries and electrical fuses within the Property are kept in good working order and replaced if defective.

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4.2.7 The Tenant shall give written notice of any damage, destruction, loss or damage to the Property or the House howsoever caused as soon as practicable after the occurrence of the same to the Landlord or the Tenant.

4.2.8 The Tenant shall ensure that the Property is cleaned to a professional standard at least once in every 12 months throughout the tenancy.

4.2.9 The Tenant shall ensure that the Landlord or proper sanitary authority if disinfection is required in consequence of the occurrence of any contagious illness or infestation of rats, mice, fleas, or other vermin on the Property.

4.2.10 The Tenant shall ensure that at least every 3 months and at the end of the tenancy, the Tenant shall replace any damaged or broken glass as soon as practicable after the occurrence of the same by the Tenant, his family or visitors have caused the damage.

4.2.11 The Tenant shall ensure that a proper receptacle and to ensure that rubbish is disposed of in a proper manner or on behalf of the local authority.

4.2.12 The Tenant shall ensure that there is no interference to the layout of the garden or to the growth of shrubs, plants or turf.

4.3 Access

4.3.1 The Tenant shall allow the Landlord or the owner of the House 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 or hinder any such persons.

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

4.3.3 The Tenant shall allow the Landlord and/or his agents or his written authority to view the Property with prospective tenants or agents at any reasonable times of the day and subject to reasonable notice (in writing) to the Tenant.

4.3.4 The Tenant shall allow the Landlord and/or his agent 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

4.4.1 The Tenant shall use the Property 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 or covenant affecting the freehold (or superior leasehold) title which the Landlord has called 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.

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- 4.4.6 sign or advertisement that is visible from outside
- 4.4.7 Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.8 Property unoccupied for more than 21 consecutive days to the Landlord.
- 4.4.9 Property.
- 4.4.10 Planning conditions affecting the Property which are brought to the Tenant's attention.
- 4.4.11 Planning permission in respect of the Property.
- 4.4.12 Let the Property or any part of the Property and not share occupation of the Property or any part
- 4.4.13 on to occupy the Property as a lodger.
- 4.4.14 Checks required to satisfy the "right to rent" under the Immigration Act 2014 in relation to any sub-Tenant grants, whether authorised by the
- 4.4.15 Policy which may make void or voidable any policy of the House or the Property or the contents (details of which have been provided to the Tenant).
- 4.4.16 the keys and/or security device to access the
- 4.4.17 made any duplicate keys to the House or the Property or add any new locks to the House or the
- 4.4.18 interfere with the appearance, structure, exterior of the House or the Property or the arrangement of the contents belonging to the Landlord.
- 4.4.19 affix anything to the walls or damage the floors, structure of the House or the Property and not to alter or wiring, plumbing or gas installation at the House
- 4.4.20 in or affix to the House or the Property any aerial without the prior consent in writing of
- 4.4.21 hangings, place any items or hang any washing in the House.
- 4.4.22 Garden, escape or paths, drives, hall, corridors, staircase and the House.
- 4.4.23 Paths, drives, hall, corridors, staircase and lift (if any) which the Tenant is permitted to use by way of a right of way.
- 4.4.24 communal facilities in the House.

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

4.4.2 House rules which the Landlord or its agents may make in the interests of good management of the

4.5 **Notice**

4.5.1 In receipt of any notice, direction or order affecting or relating to the Property, to deliver a copy of such notice to the Tenant 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 To the Landlord, within 7 days of receipt, any post or other communication to the Property, addressed to them.

4.5.3 To comply with such checks and inspections as are reasonably required by the Landlord, and to provide a "right to rent" of all adult occupiers of the Property.

4.5.4 If any occupier of the Property has a time-limited "right to rent" from the Landlord such proof of their continued "right to rent" as is reasonably required by the Landlord from time to time.

4.5.5 To notify the Landlord 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 To ensure that the Property is left clean and tidy so that the Property is ready for re-occupation.

4.6.2 To vacate the Property on the last day of the tenancy or the day after the last day of the tenancy.

4.6.3 If the Tenant's belongings have not 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 is 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 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 Landlord or the Landlord's agent in the performance of their duties imposed by the Regulations or an HMO licence (if applicable);

4.8.2 Allow the Landlord or the Landlord's agent, or a 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

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

4.8.4 [REDACTED] to avoid causing damage to anything which the
[REDACTED] is under a duty to supply, maintain or repair
[REDACTED] based on them by legislation or a condition of an
[REDACTED] (supplies);

4.8.5 **Arrangements for the safekeeping of the company's assets** shall be made in accordance with the arrangements made by the company's manager; [and]

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

4.8.7 [REDACTED] tions of the licence annexed to this Agreement;

4.8.8 [REDACTED] conditions specified in the licence annexed limiting
[REDACTED] plants in each bedroom [as follows: <<Specify

5. LATE PAYM

If any Rent shall have been demanded (whether or not actually demanded or not), interest at 3% above the Bank of England rate shall be payable by the Tenant.

6. FORFEITUR

P (whether formally demanded or not), or if there has been a substantial breach of the Tenant's obligations in this Agreement, or if the Tenant has failed to pay the Rent for a period of 30 days, the Landlord may forfeit the tenancy (i.e., bring it to an end) and the Tenant shall vacate the Property. The other rights and remedies of the Landlord will not be affected by this clause.

(Note: This clause is in breach of the rights of the Tenant under the Protection from Eviction Act 1977. The Landlord must not attempt to re-enter the Property or evict a Tenant without a court having first made an order for possession.)

The Landlord shall not be entitled to evict the Tenant from 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 obtain a possession order from the court. 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 2 to the Housing Act 1988):

Ground 2: that [REDACTED] a mortgage or charge granted before the start of the tenancy and that [REDACTED] exercise a power of sale requiring vacant possession.

Ground 7: that [REDACTED] has rights and obligations under the tenancy agreement have been paid

Ground 7A: the [REDACTED] residing at the Property commits anti-social behaviour.

Ground 7B: the tenants or occupiers in the Property have no 'right to rent' as a result of [REDACTED]

Ground 8: that [REDACTED] gave notice of the landlord's intention to commence proceedings for possession of the premises at the time of the court hearing there is (a) at least eight weeks' rent unpaid or (b) at least two months' rent unpaid or (c) at least four weeks' rent unpaid weekly or fortnightly, (b) at least two months' rent

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

tly 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 nuisance or annoyance to neighbours or (b) has been using it to be used for immoral or illegal purposes or has damaged the locality of, the property.

furniture has deteriorated because it has been ill-treated property.

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

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to possess and enjoy the Property during the term of the Lease, free from the Landlord or any person claiming under the Landlord.

Rent payable for any period during which the Property is uninhabitable provided that the Property has not become uninhabitable by the wilful destruction or negligence of the Tenant.

exterior of the Property including drains, gutters

Working order the apparatus in the Property for the electricity and all sanitary apparatus and the central S.

board's obligations in The Smoke and Carbon Monoxide Regulations 2015 relating to the provision and maintenance of carbon monoxide alarms.

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
/ or visitors.

less than << 2 >> months prior written notice at
ent provided that such notice must expire on the
and must not expire sooner than << 6>> months

less than << 2 >> months prior written notice at any

time
day of
the s

provided that such notice must expire on the last
must not expire sooner than << 6>> months from

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:

<< 3
<< 3
<< 3

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

<< 3
<< 3
<< 3

9.3 The Landlord shall serve 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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