AGREEMENT dated the << >>

Landlord: <<Landlord's name:

Tenant: <<Tenant's name>>

Property: The bedsit known a

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

House: The house and gard

Term: A fixed term of <<

the end of the fixed month's notice in terminate this Agre tenancy. The period those for which re periodic tenancy will tenancy to an end in

Rent: £<< >> per calend month ("Due Date")

Council Tax].

1. LETTING

- 1.1 The Landlord lets a
- 1.2 The Tenant may us leading to the Prope
- 1.3 The Tenant may us outdoor areas and Landlord in accor Landlord.
- 1.4 It is a condition of the a "right to rent" as of Term.
- 1.5 [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

ss>>

>

bedsit>> at:

of house>>

>> day of << >> 20 << >>. If, at not 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 pvisions of this Agreement.

ance on the << >> day of every tenancy. [The rent is inclusive of

Property for the Term at the Rent.

corridors, staircase and lift (if any)

ver rooms, kitchens, living rooms, ities as are designated by the nable regulations made by the

occupiers of the Property maintain on 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

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Tenant their obligation against each of their

- 2.3 The Landlord and enforceable by any Parties) Act 1999.
- 2.4 An obligation in thi Value Added Tax in
- 2.5 A reference to a st force for the time be

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 of the Deposit is to Tenancy Deposit of the Deposit of the Deposit is to Tenancy Deposit of the Deposit of the Deposit is to Tenancy Deposit of the Deposit
- 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 do be repaid in the suparties 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

against all of them jointly and

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

ney includes an obligation to pay

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

>> ("**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.

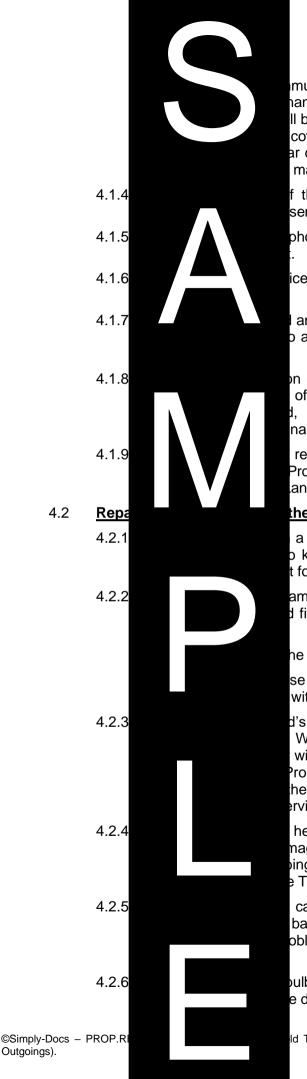
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.

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

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munications services and cable services at the hancy. Where necessary the sums demanded by II 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.

f the service providers or metering equipment sent of the Landlord.

phone number(s) allocated to the Property at the

icence fee in respect of any television set at the

any television, receiver, video equipment, cable arrange for its return to the hirer at the end of

on (as notified by the Landlord) of all charges in of electricity, gas, water (including sewerage), at, other communications services and cable hal areas of the House during the tenancy.

reasonable costs of replacing a key or security Property upon receipt of written evidence of the andlord.

the Property

a reasonable and careful manner and not allow be keep the interior of the Property in good and to fair wear and tear).

amage caused to the Property (including the fittings) or to any other property owned by the

he obligations set out in this Agreement;

se by or negligence of the Tenant or any person with the Tenant's permission.

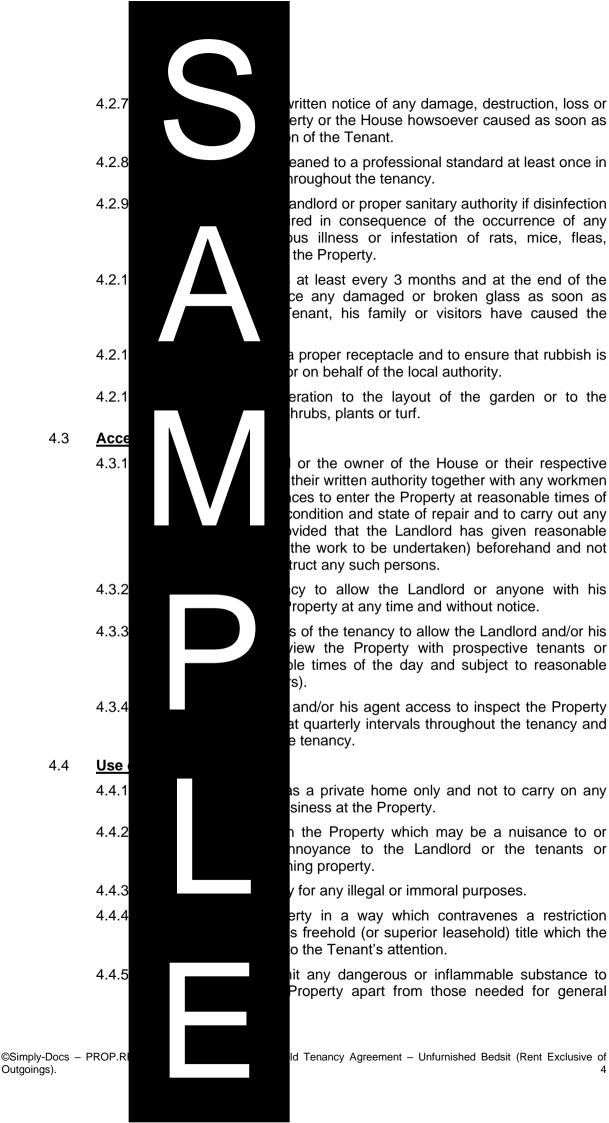
d's obligations in clause 7 to ensure that all taps, WCs, cisterns, domestic water heaters and with drains, gullies, downpipes and gutters in or Property are kept clean and open and not to he pipes, wires, conduit fittings or appliances erving the Property.

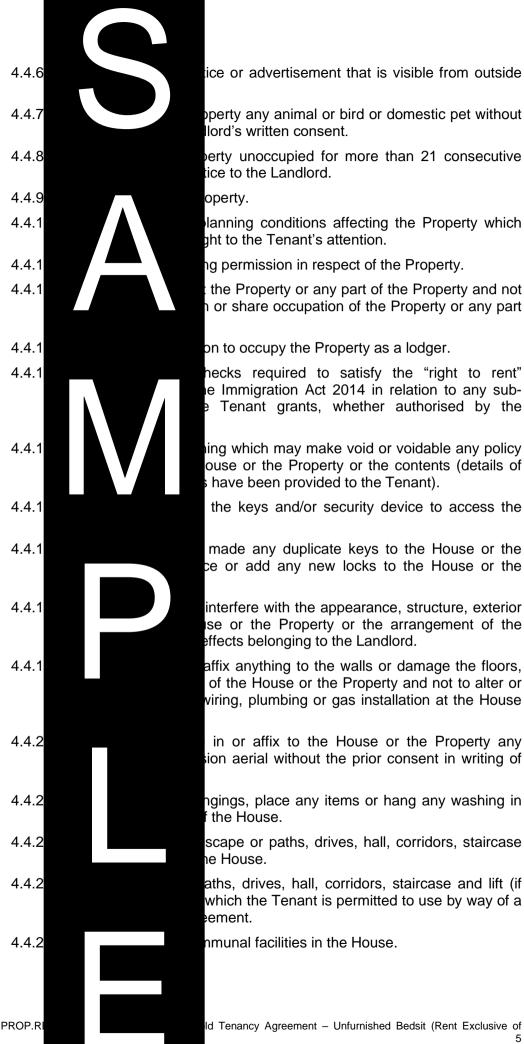
heated to a reasonable level during the winter nage to the Property or the water pipes, drains, ing apparatus by cold weather (so far as this is Tenant).

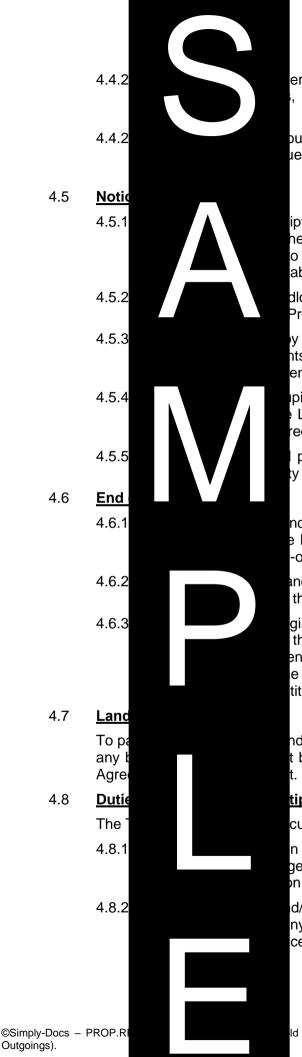
carbon monoxide alarms at the Property every batteries in each alarm when necessary and to oblems with the alarms to the Landlord as soon

oulbs, batteries and electrical fuses within the edefective.

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

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

ipt of any notice, direction or order affecting or ne 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.

dlord, within 7 days of receipt, any post or other Property, addressed to them.

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.

pier of the Property has a time-limited "right to Landlord such proof of their continued "right to required by the Landlord from time to time.

promptly if the immigration status of any adult by changes such that the "right to rent" is lost.

ncy to remove the Tenant's belongings from the Property is -occupation.

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 t.

tiple Occupation (HMOs) Regulations

cupiers must:

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

d/or manager, for any purpose connected with ny duty imposed on them by legislation or a cence (if one applies), at all reasonable times to

4.8.3 4.8.4 4.8.5 4.8.6 4.8.7 4.8.8 LATE PAYN If any Rent shall have b Bank of Eng FORFEITUR If the Rent is has been a if 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: tha tenancy and t Ground 7: tha have been pa Ground 7A: th Ground 7B: th as a result of Ground 8: tha proceedings weeks' rent u

and/or manager, at their request, with any such ay 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 pplies);

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 equipment[.] [;and] [;]

tions of the licence annexed to this Agreement;]

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

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

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 sion 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

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Outgoings).

5.

6.

unpaid if rent arrears if rent arrears if rent

Ground 10: to landlord's into 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: t knowingly or

7. THE LAND

The Landlor

- 7.1 That tenar unde
- 7.2 To re Properties
- 7.3 To re and e
- 7.4 To re supp heati
- 7.5 To d Mond testin
- 7.6 That Land by th cann or the

8. [TERMINAT

8.1 The any tast of from

8.2 The

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

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 uisance or annoyance to neighbours or (b) has been ng 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 ant 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 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

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

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

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

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time day o the s

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

10. JURISDICT

This Agreem

SIGNED by

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant(Tenant(s) flord 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.

the law of England.

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HMO LICENCE(S)]

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