

**AGREEMENT** dated the << >>

**Landlord:** <<Landlord's name>> <<SS>>

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

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

<<Address>>

<<Address>>

<<Address>>

**House:** The house and garden <<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 fixed term. The rent shall be payable under this Agreement. 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, 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 common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 1.3 The Tenant may use the common areas, corridors, staircase, landings and lift (if any) leading to the Property and from it. ("**Common Areas**")
- 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.

## 2. INTERPRETATION

- 2.1 Any obligation on the Landlord or the Tenant includes an obligation on the other to do an act or thing.
- 2.2 Whenever there is a joint obligation on the Landlord or the Tenant their obligation shall be enforceable against all of them jointly and severally.
- 2.3 The Landlord and the Tenant agree that this Agreement should be enforceable by any court of competent jurisdiction under the Contracts (Rights of Third Parties) Act 1999.



4.1.6 If the Tenant has any equipment, receiver, video equipment, cable equipment or other equipment, it shall return to the hirer at the end of the tenancy.

4.1.7 To pay the costs of replacing a key or security device to access the Property and to provide a receipt of written evidence of the costs incurred.

#### 4.2 **Repair and maintenance**

4.2.1 To use the Property in a reasonable and careful manner and not allow it to deteriorate or be damaged (except by fair wear and tear) and to keep the Property in good and clean condition.

4.2.2 To make good any damage to the Property (including the Landlord's fixtures and fittings) and any other property owned by the Tenant caused by the Tenant or any person acting under the Tenant's permission.

a) any damage to the Property set out in this Agreement;

b) any damage to the Property caused by the negligence of the Tenant or any person acting under the Tenant's permission.

4.2.3 Subject to the provisions of clause 7 to ensure that all taps, baths, washbasins, domestic water heaters and internal pipes, drains, gullies, downpipes and gutters in or connected with the Property are kept clean and open and not to be damaged or obstructed by debris, conduit fittings or appliances.

4.2.4 To keep the Property at a reasonable level during the winter months to prevent damage to the property or the water pipes, drains, tanks and other fixtures by cold weather (so far as this is within the control of the Tenant).

4.2.5 To test all smoke alarms at the Property every month, to check each alarm when necessary and to report any failure of the alarms to the Landlord as soon as possible.

4.2.6 To keep all fire doors and the House closed at all times and to report any damage to the fire doors with the fire doors or the door closers to the Landlord as soon as possible.

4.2.7 To replace any light bulbs and electrical fuses within the Property when necessary.

4.2.8 To give the Landlord notice of any damage, destruction, loss or theft of any property in the Property howsoever caused as soon as it comes to the attention of the Tenant.

4.2.9 To have the Property cleaned to a professional standard at least once in every twelve months.

4.2.10 To give notice to the local authority or other sanitary authority if disinfection or fumigation is required as a consequence of the occurrence of any infestation of rats, mice, fleas, insects and other vermin.

4.2.11 To clean the Property every 3 months and at the end of the tenancy and to replace any broken or damaged or broken glass as soon as possible when the damage or breakage has been caused by the Tenant or any family or visitors have caused the damage or breakage.

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

4.2.1 not to make any alteration to the layout of the garden or to the  
removal of shrubs plants or turf.

#### 4.3 Access

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4.3.1 The Tenant or the owner of the House or their respective  
agents, with their written authority together with any workmen  
shall have access to enter the Property at reasonable times of  
day to inspect the condition and state of repair and to carry out any  
repairs (provided that the Landlord has given reasonable  
notice of the work to be undertaken) beforehand and not  
to obstruct any such persons.

4.3.2 The Tenant shall not refuse to allow the Landlord or anyone with their  
written authority to enter the Property at any time and without notice.

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4.3.3 The Tenant shall not refuse to allow the Landlord and/or  
their agents to view the Property with prospective tenants or  
other persons at reasonable times of the day and subject to reasonable  
notice (s).

4.3.4 The Landlord and/or their agent access to inspect the Property  
at quarterly intervals throughout the tenancy and  
at any other time during the tenancy.

#### 4.4 Use

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4.4.1 The Property shall be used 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 which may be a nuisance to or  
cause annoyance to the Landlord or the tenants or  
neighbouring 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  
imposed on the freehold (or superior leasehold) title which the  
Landlord has brought to the Tenant's attention.

4.4.5 The Tenant shall not store any dangerous or inflammable substance to  
the Property apart from those needed for general  
household use.

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4.4.6 The Tenant shall not display any notice or advertisement that is visible from outside  
the Property.

4.4.7 The Tenant shall not keep on the Property any animal or bird or domestic pet without  
the Landlord's written consent.

4.4.8 The Tenant shall not leave the Property unoccupied for more than 21 consecutive  
days without notice to the Landlord.

4.4.9 The Tenant shall not use the Property.

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4.4.10 The Tenant shall not use the Property in contravention of any planning conditions affecting the Property which  
the Landlord has brought to the Tenant's attention.

4.4.11 The Tenant shall not use the Property without the Landlord's written permission in respect of the Property.

4.4.1 not to occupy the Property or any part of the Property and not to sub-let, assign or share occupation of the Property or any part

4.4.1 not to occupy the Property as a lodger.

4.4.1 to provide the checks required to satisfy the “right to rent” under the Immigration Act 2014 in relation to any sub-letting or assignment of the Tenant grants, whether authorised by the

4.4.1 not to do anything which may make void or voidable any policy of insurance of the House or the Property or the contents (details of which have been provided to the Tenant).

4.4.1 not to remove the keys and/or security device to access the

4.4.1 not to make any duplicate keys to the House or the Property or to add any new locks to the House or the Property without the previous written consent of the Landlord.

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

4.4.1 not to affix anything to the walls or damage the floors, ceilings or drains of the House or the Property and not to tamper with the electrical wiring, plumbing or gas installation at the Property.

4.4.2 not to install 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 not to hang any hangings, place any items or hang any washing in or on the exterior of the House.

4.4.2 not to place on the Property or the House any soft furnishings, fixtures or fittings which do not comply with fire safety laws and regulations.

4.4.2 not to tamper with any fire prevention and fire control equipment (including smoke alarms and safety equipment) provided at or in the Property or the House by the Landlord.

4.4.2 not to block the escape or prop open or otherwise tamper with any fire escape at the Property and the House.

4.4.2 not to store on or at the Property and the House any bicycles, motor vehicles or other items so as to block any of the Common Areas or any designated store as may be determined by the Landlord (from time to time).

4.4.2 not to contravene any house rules which the Landlord or its agents may from time to time make in the interests of good management of the Property.

#### 4.5 **Notices**

4.5.1 the Tenant shall, on receipt of any notice, direction or order affecting or relating to the Property, to deliver a copy of such notice to the Landlord.

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to do anything as a result of the notice, direction or requirement reasonably required to do so by the Landlord.

4.5.2 The Tenant shall, on request by the Landlord, 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 "right to rent" of all adult occupiers of the Property.

4.5.4 No occupier of the Property has a time-limited "right to rent" and the Landlord such proof of their continued "right to rent" as may be reasonably required by the Landlord from time to time.

4.5.5 The Tenant shall promptly inform the Landlord 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 On termination of the tenancy, 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 on the last day of the tenancy or the day specified by the Landlord or the Landlord's agent on 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 the belongings. 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 Remedies**

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

5. **LATE PAYMENT**

If any Rent is not paid by the Tenant on or before the day specified in the Agreement, the Tenant shall 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 by the Tenant on or before the day specified in the Agreement (whether formally demanded or not), or if there is a breach of the Tenant's obligations in this Agreement, or if 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.

(Note: This clause does not affect the rights of the Tenant under the Protection from Eviction Act 1977. The Landlord shall not be entitled to 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 the termination of the tenancy (even after the Term of this Agreement has expired) unless one of the following reasons is proved (being grounds for possession under the Protection from Eviction Act 1977).

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## 7. THE LANDLORD'S

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and their rights and obligations under the tenancy

residing at the Property commits anti-social behaviour.

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ce of notice of the landlord's intention to commence

standing both at the date of service of notice of the

ly delayed paying rent.

ancy has been broken or not performed.

erty or the common parts has deteriorated because of

living at or visiting the property (a) has been guilty of

niture has deteriorated because it has been ill-treated

ed to grant the tenancy by a false statement made

Monoxide testing in accordance with the Gas Safety (Installation and Use) Regulations 2015 relating to the provision and maintenance of carbon monoxide alarms.

7.9 That the Tenant shall be responsible for the cost of repairs to the Property where the cost of repairs under any insurance policy maintained by the Tenant at this exception will not apply if the Landlord cannot proceed because of the Tenant's acts or default or the acts or default of any visitors.

**8. [TERMINATION]**

8.1 The Tenant shall give not less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the date of the notice.

8.2 The Tenant shall give not less than << 2 >> months prior written notice at any time provided that such notice must expire on the last day of the month and must not expire sooner than << 6>> months from the date of the notice.

**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:

<< >>  
<< >>  
<< >>

9.2 [If the Tenant is to serve a notice on the Landlord, they must also send a copy to the following address:

<< >>  
<< >>  
<< >>

9.3 The Landlord shall give 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

© Simply-docs – PROP.RENT (exclusive rent).



<<Name of Tenant(  
Tenant(s)

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