AGREEMENT dated the << >>

Landlord: <<Landlord's name:

Tenant(s): <<Tenant's name>>

<<Tenant's name>>

<<Tenant's name>>

Property: The house [and gar

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

together with the fix by the parties ("Inve

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 wil

tenancy to an end ir

Rent: [£<< >> per calen

month ("Due Date")

OR

[£<< >> per acade <<date>> (each a "

1. **LETTING**

- 1.1 The Landlord lets al
- 1.2 It is a condition of the a "right to rent" as Term.
- 1.3 No other person not

2. **INTERPRETATION**

- 2.1 Any obligation on includes an obligati thing.
- 2.2 Whenever there is Tenant their obliga against each of ther

ss>>

> [and

> and

>]

s specified in the inventory signed

>> 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 visions of this Agreement.

vance on the << >> day of every nancvl

ance on <<date>>, <<date>> and

Property for the Term at the Rent.

occupiers of the Property maintain n Act 2014 at all times during the

wed to live in the Property.

ement not to do an act or thing another person to do such act or

comprising the Landlord or the against all of them jointly and

- 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 is to the Deposit is the Deposit is
- 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 d be repaid in the su parties are in disput

4. THE TENANT'S COVENA

The Tenant agrees with the

4.1 Rent, Council Tax

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.

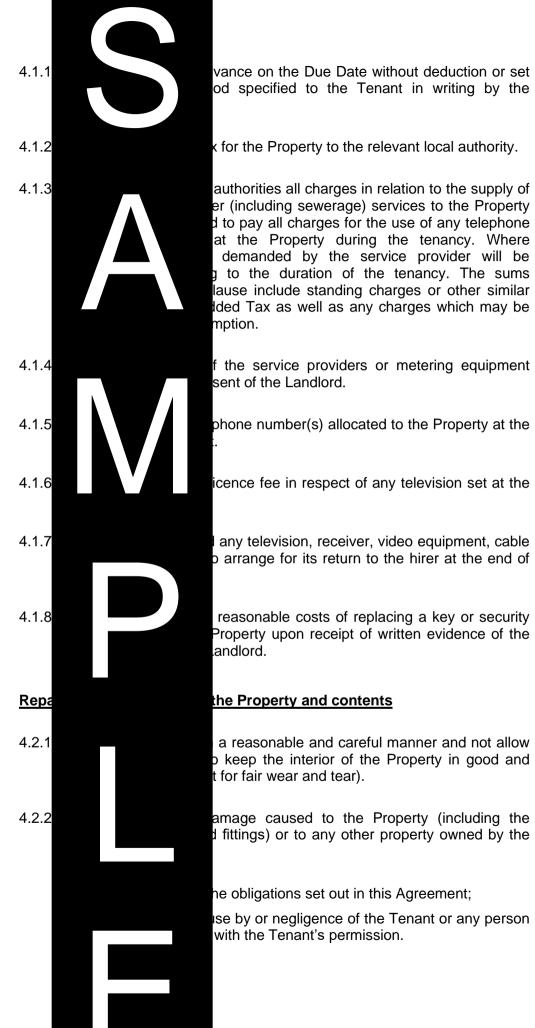
in accordance with an approved me.] [The Deposit is to be held by

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

st (if any) accrued on the Deposit

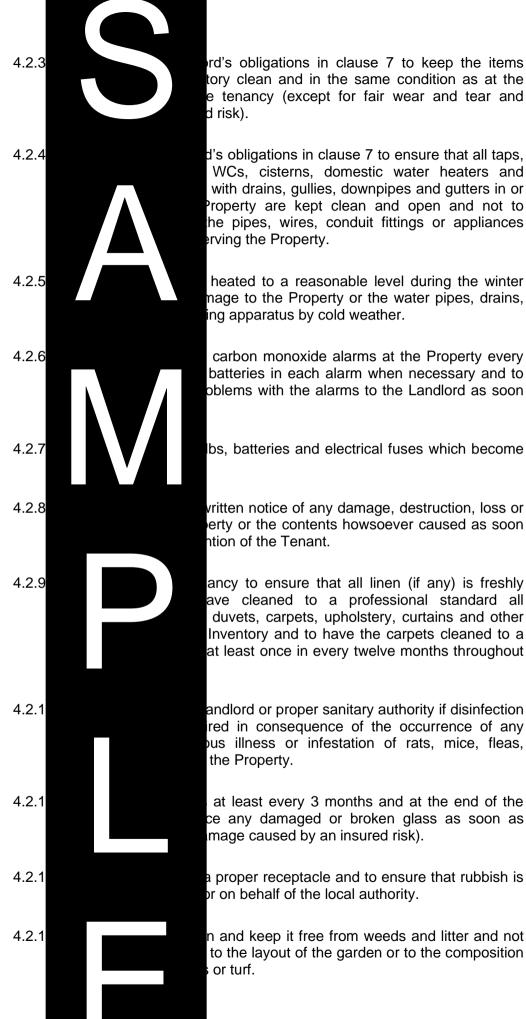
10 working days of the tenancy or part of the Deposit.

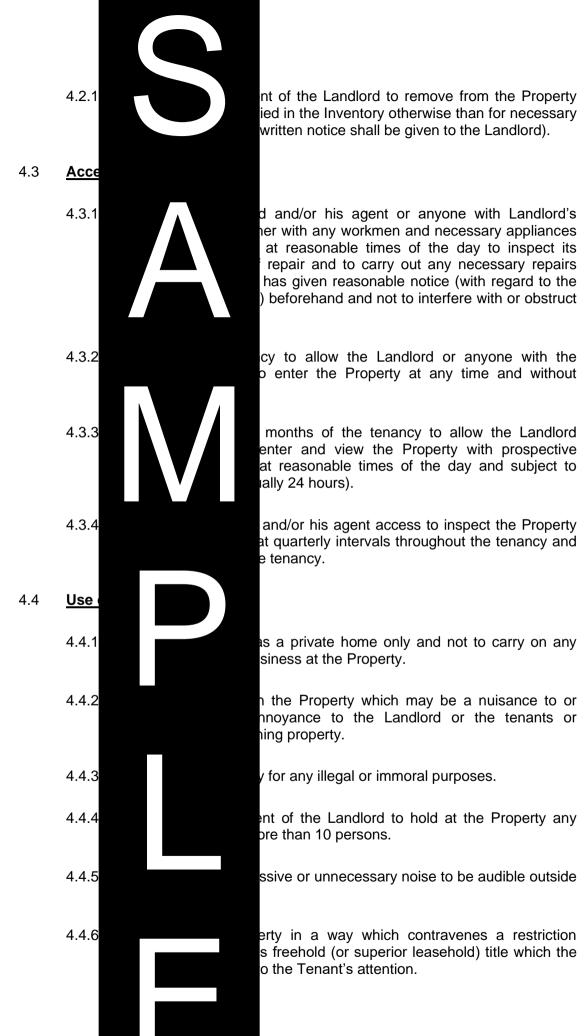
r of the tenancy deposit scheme nancy either that the Deposit is to Landlord and Tenant or that the repaid.



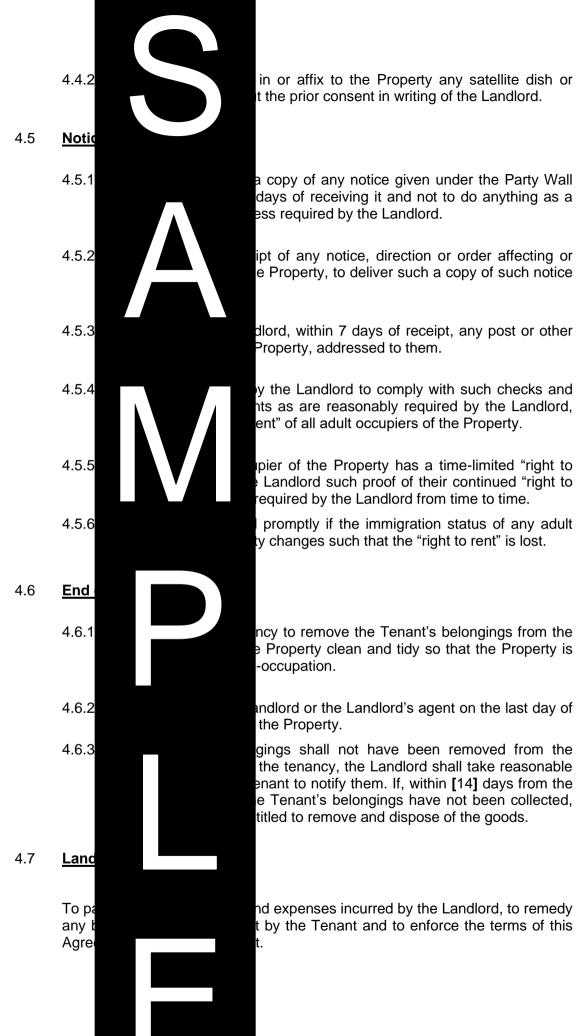
ouse.

4.2





4.4.7	Property apart from those needed for general
4.4.8	ice or advertisement that is visible from outside
4.4.9	operty any animal or bird or domestic pet without llord's written consent.
4.4.1	perty unoccupied for more than 28 consecutive tice to the Landlord.
4.4.1	operty.
4.4.1	lanning conditions affecting the Property which ght to the Tenant's attention.
4.4.1	ng permission in respect of the Property.
4.4.1	the Property or any part of the Property and not or share occupation of the Property or any part
4.4.1	on to occupy the Property as a lodger.
4.4.1	hecks required to satisfy the "right to rent"
	e Tenant grants, whether authorised by the
4.4.1	
4.4.1 4.4.1	Tenant grants, whether authorised by the ling which may make void or voidable any policy.
	Tenant grants, whether authorised by the sing which may make void or voidable any policy operty or on the contents.
4.4.1	Tenant grants, whether authorised by the ling which may make void or voidable any policy operty or on the contents. the keys and/or security device to access to the made any duplicate keys to the Property nor to



4.8 [Dut The 4.8.1 4.8.2 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 i any of the bankrupt, th possession (in force. (Note: This cla The Landlord of possession. The Landlord of intention to se obtaining a cou Term if one of 1988):

ultiple Occupation (HMOs) Regulations

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

and/or manager, at their request, with any such

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 polies):

itter in accordance with the arrangements made manager: [and]

isonable 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.

ue, or if there has been a substantial breach of this Agreement, or if the Tenant is declared ne tenancy (i.e., bring it to an end) and recover r rights and remedies of the Landlord will remain

of the Tenant under the Protection from Eviction Act 1977. ict a Tenant without a court having first made an order for

om the Property by giving the Tenant notice in writing of his after the Term of this Agreement has expired) and by der the Tenant to leave the Property before the expiry of the d (being grounds set out in Schedule 2 to the Housing Act

5.

6.

Ground 2: that and the lender

Ground 7: that been passed or

Ground 7A: tha

Ground 7B: the of their immigra

Ground 8: that for possession rent is payable least one quart months' rent m

Ground 10: that intention to con

Ground 11: tha

Ground 12: tha

Ground 13: that behaviour of the

Ground 14: the which is or is li the property or offence in, or in

Ground 15: that tenant or some

Ground 17: that recklessly by elements

nortgage or charge granted before the start of the tenancy of sale requiring vacant possession.

rights and obligations under the tenancy agreement have

ng at the Property commits anti-social behaviour.

or occupiers in the Property have no 'right to rent' as a result

notice of the landlord's intention to commence proceedings earing there is (a) at least eight weeks' rent unpaid where ast two months' rent unpaid if rent is payable monthly, (c) at hs in arrears if rent is payable quarterly or (d) at least three rs if rent is payable yearly.

ling both at the date of service of notice of the landlord's le date on which proceedings are begun.

layed paying rent.

has been broken or not performed.

ty or the common parts has deteriorated because of the ving there.

g at or visiting the property (a) has been guilty of conduct nnoyance to neighbours or (b) has been convicted of using imoral or illegal purposes or has committed an arrestable

re has deteriorated because it has been ill-treated by the

grant the tenancy by a false statement made knowingly or ing at the tenant's instigation.)

7. THE LANDL

7.1 The I

7.1.1

7.1.2

7.1.3

7.1.4

7.1.5

7.1.6

Tenant:

uietly possess and enjoy the Property during the interruption from the Landlord or any person ist for the Landlord.

nt any Rent payable for any period during which made uninhabitable provided the Property has bitable by the wilful destruction or negligence of

e and exterior of the Property including drains, pes.

n in working order the apparatus in the Property r, gas and electricity and all sanitary apparatus and hot water systems.

andlord's obligations in The Smoke and Carbon land) Regulations 2015 relating to the provision and carbon monoxide alarms.

required to repair damage to the Property where not the cost of repairs under any insurance policy dlord provided that this exception will not apply if obtain the insurance proceeds because of the tor those of the Tenant's visitors.

8. [TERMINAT

8.1 Either time to day of start or

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

9. NOTICES

9.1 Unde notific Land

<< :

<<

<<

9.2 [If the

<<

<<

<<

9.3 The I

llord 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.

10. JURISDICTI

This Agreem

SIGNED by <<Name of Landlor Landlord

SIGNED by <<Name of Tenant>

SIGNED by <<Name of Tenant> Tenant

SIGNED by <<Name of Tenant> Tenant

the law of England.



HMO LICENCE(S)]