AGR	EEME	NT dated the << >>	
Landlord:		< <landlord's name:<="" th=""><th></th></landlord's>	
Tenant:		< <tenant's name="">></tenant's>	
Property:		The bedsit known a	
		< <address>> <<address>> <<address>></address></address></address>	
		together with the fix by the parties (" Inve	
House:		The house and gare	
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 in	
Rent:		[£<< >> per calen month (" Due Date ")	
		OR	_
		[£<< >> per acade < <date>> (each a "l</date>	
		The rent is inclusi cleaning costs.	
1.	LETT	ING	
	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 th a "right to rent" as o Term.	
	1.5	No other person not	
e o : .			

ss>> >



bedsit>> at:

s specified in the inventory signed

of house>>

>> day of << >> 20 << >>. If, at not received at least one calendar e 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 nancy]

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

ties charges and the Landlord's

Property for the Term at the Rent.

corridors, staircase, and lift (if any)

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

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

wed to live at the Property.

2. INTERPRETATION

- Any obligation on includes an obligati thing.
- 2.2 Whenever there is Tenant their obliga against each of ther
- 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 s 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 Pr the Deposit Protecti
- 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













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

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

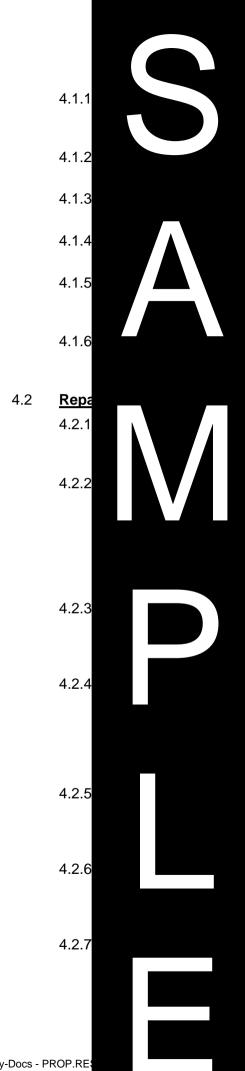
ithin 30 days of the Deposit being ection 213(5) of the Housing Act Deposits) (Prescribed Information)

st (if any) accrued on the Deposit

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

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

Outgoings).



vance on the Due Date without deduction or set od specified to the Tenant in writing by the

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 o arrange for its return to the hirer at the end of

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

the Property

a reasonable and careful manner and not allow b keep the interior of the Property in good and t for 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.

rd's obligations in clause 7 to keep the items tory clean and in the same condition as at the e tenancy (except for fair wear and tear and d risk).

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 roperty 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 e 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

ulbs, batteries and electrical fuses within the e defective.



vritten notice of any damage, destruction, loss or erty or the House howsoever caused as soon as n of the Tenant.

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

andlord or proper sanitary authority if disinfection red in consequence of the occurrence of any us illness or infestation of rats, mice, fleas, the Property.

at least every 3 months and at the end of the ce any damaged or broken glass as soon as nant or his visitors have caused the damage or

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

eration to the layout of the garden or to the hrubs, plants or turf.

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).

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 ondition and state of repair and to carry out any vided that the Landlord has given reasonable the work to be undertaken) beforehand and not truct any such persons.

cy to allow the Landlord or anyone with his roperty at any time and without notice.

months of the tenancy to allow the Landlord enter and view the Property with prospective at reasonable times of the day and subject to ally 24 hours).

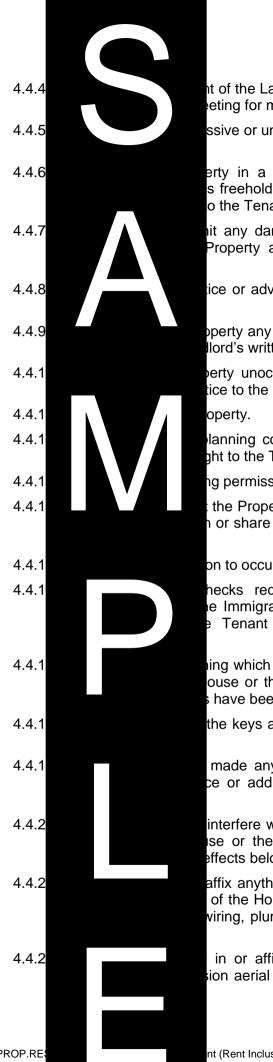
and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy.

is a private home only and not to carry on any siness at the Property.

h the Property which may be a nuisance to or novance to the Landlord or the tenants or hing property.

y for any illegal or immoral purposes.

nt (Rent Inclusive of Outgoings).



t of the Landlord to hold at the Property or in the eting for more than 10 persons.

ssive or unnecessary noise to be audible outside

erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the o the Tenant's attention.

it any dangerous or inflammable substance to Property apart from those needed for general

ice or advertisement that is visible from outside

perty any animal or bird or domestic pet without lord's written consent.

erty unoccupied for more than 28 consecutive tice to the Landlord.

lanning conditions affecting the Property which ght to the Tenant's attention.

ng permission in respect of the Property.

the Property or any part of the Property and not or share occupation of the Property or any part

on to occupy the Property as a lodger.

hecks required to satisfy the "right to rent" e Immigration Act 2014 in relation to any sube Tenant grants, whether authorised by the

ing which may make void or voidable any policy ouse or the Property or the contents (details of have been provided to the Tenant).

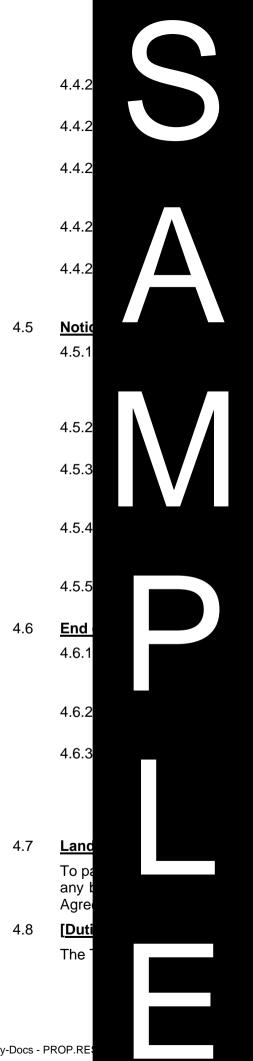
the keys and/or security device to access to the

made any duplicate keys to the House or the ce or add any new locks to the House or the

interfere with the appearance, structure, exterior se or the Property or the arrangement of the effects belonging to the Landlord.

affix anything to the walls or damage the floors, of the House or the Property and not to alter or viring, plumbing or gas installation at the House

in or affix to the House or the Property any ion aerial without the prior consent in writing of



hgings, place any items or hang any washing in the House.

scape or paths, drives, hall, corridors, staircase he House.

aths, drives, hall, corridors, staircase and lift (if which the Tenant is permitted to use by way of a ement.

her occupiers in the House to keep the paths, staircase and lift (if any) clean and tidy.

buse rules which the Landlord or its agents may e in the interests of good management of the

ipt of any notice, direction or order affecting or he Property, to deliver a copy of such notice to o do anything as a result of the notice, direction ably required 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 hts 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 y changes such that the "right to rent" is lost.

ncy to remove the Tenant's belongings from the e Property clean and tidy so that the Property is -occupation.

ndlord 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.

hd expenses incurred by the Landlord, to remedy t by the Tenant and to enforce the terms of this

Itiple Occupation (HMOs) Regulations

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n a way that will not hinder or frustrate the per 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 y 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 plies):

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

ment be in arrears for 14 days after the same hally 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 Landlord may forfeit the tenancy (i.e., bring it to e Property. The other rights and remedies of the

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

m 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

hortgage 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.

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1988):

5.

6.

nt (Rent Inclusive of Outgoings).

Ground 7B: that of their immigra

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

Ground 10: the intention to cor

Ground 11: tha

Ground 12: tha

Ground 13: the behaviour of th

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

Ground 15: that tenant or some

Ground 17: that recklessly by e

7. THE LAND

The Landlor

- 7.1 That tenar unde
- 7.2 To re Prop been
- 7.3 To re and e
- To re 7.4 supp heati
- 7.5 To ha
- 7.6 To d Mond testir
- 7.7 That Land by th cann or the

[TERMINAT 8.

8.1 The any t last o from



r 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 e date on which proceedings are begun.

elayed 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 moral 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 ting at the tenant's instigation.)

possess and enjoy the Property during the tion from the Landlord or any person claiming brd.

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

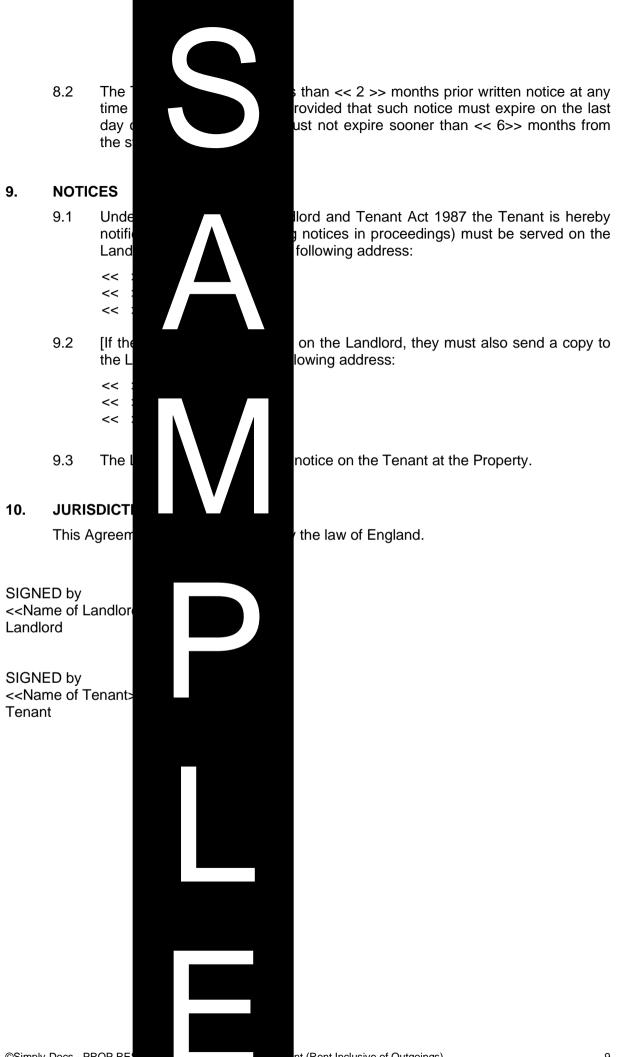
rking order the apparatus in the Property for the tricity and all sanitary apparatus and the central

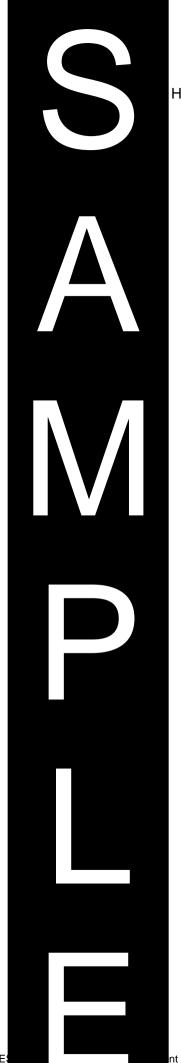
of the House cleaned on a weekly basis.

rd'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 f repairs under any insurance policy maintained at this exception will not apply if the Landlord roceeds because of the Tenant's acts or default rs.

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





HMO LICENCE(S)]