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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

wed to live at the Property.

Outgoings).

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The rent is inclusive of all utilities charges and the Landlord's cleaning costs.

1.1	The Landlord lets a	Property for the Term at the Rent.
1.2	The Tenant may use	corridors, staircase, and lift (if any)
1.3	The Tenant may use	over rooms, kitchens, living rooms,
	outdoor areas and	ilities as are designated by the
	Landlord in accor	nable regulations made by the
	Landlord.	
1.4	It is a condition of the	occupiers of the Property maintain
	a "right to rent" as o	on Act 2014 at all times during the
	Term.	
1.5	No other person not	owed to live at the Property.



## 2. INTERPRETATION

- 2.1 Any obligation on a person to do an act or thing includes an obligation on that person to ensure that another person to do such act or thing.
- 2.2 Whenever there is an obligation on two or more persons comprising the Landlord or the Tenant their obligation shall be joint and several against all of them jointly and severally.
- 2.3 The Landlord and Tenant covenants shall be enforceable by any Party under the Contracts (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay any sum includes an obligation to pay any sum due by way of Value Added Tax in accordance with the law in force at the time.
- 2.5 A reference to a statute in this Agreement is a reference to it as it is in force for the time being (including any amendments, extended, or re-enacted).

## 3. THE DEPOSIT

- 3.1 The Tenant must pay the Deposit to the Landlord's agent in accordance with the terms of the Agreement.
- 3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord shall hold the Deposit in accordance with an authorised scheme approved by the Housing Act 2004.
- 3.3 The Deposit is paid in full in this Agreement. The Landlord shall use the Deposit for the reasonable discharge of the Tenant's obligations under the Agreement and the Deposit to compensate themselves for the Tenant of those obligations.
- 3.4 [The Deposit is to be held by the Landlord in accordance with an approved scheme.] [The Deposit is to be held by the Landlord in accordance with an approved scheme.]
- 3.5 The Landlord has provided the Tenant with the prescribed information within 30 days of the Deposit being paid in accordance with section 213(5) of the Housing Act 2004 (Prescribed Information) (Prescribed Information) (Prescribed Information).
- 3.6 The Landlord and Tenant shall be paid to the Tenant (if any) accrued on the Deposit.
- 3.7 The Landlord shall repay the Deposit to the Tenant within 10 working days of the tenancy ending if the Landlord is not the Tenant.
- 3.8 The Landlord shall repay the Deposit to the Tenant within 20 working days of the tenancy ending if the Landlord is not the Tenant.

## 4. THE TENANT'S COVENANTS

The Tenant agrees with the Landlord that:

### 4.1 Rent, Council Tax



- 4.1.1 advance on the Due Date without deduction or set  
od specified to the Tenant in writing by the
- 4.1.2 of the service providers or metering equipment  
sent of the Landlord.
- 4.1.3 phone number(s) allocated to the Property at the  
t.
- 4.1.4 licence fee in respect of any television set at the
- 4.1.5 of any television, receiver, video equipment, cable  
o arrange for its return to the hirer at the end of
- 4.1.6 reasonable costs of replacing a key or security  
Property upon receipt of written evidence of the  
landlord.

## 4.2 **Repairs to the Property**

- 4.2.1 a reasonable and careful manner and not allow  
o keep the interior of the Property in good and  
t for fair wear and tear).
- 4.2.2 damage caused to the Property (including the  
d fittings) or to any other property owned by the
- the obligations set out in this Agreement;
- se by or negligence of the Tenant or any person  
with the Tenant's permission.
- 4.2.3 ord'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).
- 4.2.4 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  
the pipes, wires, conduit fittings or appliances  
erving the Property.
- 4.2.5 heated to a reasonable level during the winter  
mage to the Property or the water pipes, drains,  
ping apparatus by cold weather (so far as this is  
e Tenant).
- 4.2.6 carbon monoxide alarms at the Property every  
batteries in each alarm when necessary and to  
blems with the alarms to the Landlord as soon
- 4.2.7 oulds, batteries and electrical fuses within the  
e defective.



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

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4.2.9 The Tenant shall ensure that all linen (if any) is freshly laundered and have cleaned to a professional standard all carpets, duvets, carpets, upholstery, curtains and other furnishings. The Tenant shall have the carpets cleaned to a professional standard at least once in every twelve months throughout the tenancy.

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4.2.10 The Tenant shall inform 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.

4.2.11 The Tenant shall replace at least every 3 months and at the end of the tenancy any damaged or broken glass as soon as practicable after the damage or breakage has been caused by the Tenant or his visitors have caused the damage or breakage.

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4.2.12 The Tenant shall provide a proper receptacle and to ensure that rubbish is disposed of properly or on behalf of the local authority.

4.2.13 The Tenant shall not make any alteration to the layout of the garden or to the structure of the shrubs, plants or turf.

4.2.14 The Tenant shall not permit the removal of the Landlord to remove from the Property any item included in the Inventory otherwise than for necessary repairs. Written notice shall be given to the Landlord).

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#### 4.3 Access

4.3.1 The Landlord or the owner of the House or their respective agents shall have the right, with 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 any such persons.

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

4.3.3 The Tenant shall permit the Landlord at any time within the first six months of the tenancy to allow the Landlord to enter and view the Property with prospective tenants at reasonable times of the day and subject to 24 hours notice.

4.3.4 The Landlord shall permit the Tenant and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and to make any necessary repairs.

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#### 4.4 Use

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 other adjoining property.

4.4.3 The Tenant shall not use the Property for any illegal or immoral purposes.



- 4.4.4. The Tenant shall not permit the use of the Landlord to hold at the Property or in the garden for more than 10 persons.
- 4.4.5. The Tenant shall not permit excessive or unnecessary noise to be audible outside the Property.
- 4.4.6. The Tenant shall not use the Property in a way which contravenes a restriction imposed on the Landlord's freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.
- 4.4.7. The Tenant shall not store any dangerous or inflammable substance to the detriment of the Property apart from those needed for general household use.
- 4.4.8. The Tenant shall not display any notice or advertisement that is visible from outside the Property.
- 4.4.9. The Tenant shall not bring onto the Property any animal or bird or domestic pet without the Landlord's written consent.
- 4.4.10. The Tenant shall not leave the Property unoccupied for more than 28 consecutive days without giving notice to the Landlord.
- 4.4.11. The Tenant shall not use the Property.
- 4.4.12. The Tenant shall not be subject to planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.
- 4.4.13. The Tenant shall not require any permission in respect of the Property.
- 4.4.14. The Tenant shall not sublet the Property or any part of the Property and not permit any person to share occupation of the Property or any part of the Property.
- 4.4.15. The Tenant shall not use the Property as a lodger.
- 4.4.16. The Tenant shall not be subject to the checks required to satisfy the "right to rent" provisions of the Immigration Act 2014 in relation to any sub-letting or assignment of the Property or any part of the Property by the Tenant grants, whether authorised by the Landlord or not.
- 4.4.17. The Tenant shall not do anything which may make void or voidable any policy of insurance covering the House or the Property or the contents (details of which the Landlord has provided to the Tenant).
- 4.4.18. The Tenant shall not remove the keys and/or security device to access to the Property.
- 4.4.19. The Tenant shall not make any duplicate keys to the House or the Property or add any new locks to the House or the Property.
- 4.4.20. The Tenant shall not interfere with the appearance, structure, exterior of the House or the Property or the arrangement of the contents or effects belonging to the Landlord.
- 4.4.21. The Tenant shall not affix anything to the walls or damage the floors, ceiling or fixtures of the House or the Property and not to alter or tamper with any wiring, plumbing or gas installation at the House or the Property.
- 4.4.22. The Tenant shall not install or affix to the House or the Property any satellite dish or aerial without the prior consent in writing of the Landlord.



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- ## Multiple Occupation (HMOs) Regulations



- 4.8.1 in a way that will not hinder or frustrate the  
manager in the performance of their duties imposed by  
on of an HMO licence (if applicable);
- 4.8.2 and/or manager, for any purpose connected with  
any duty imposed on them by legislation or a  
licence (if one applies), at all reasonable times to
- 4.8.3 and/or manager, at their request, with any such  
may reasonably require for the purpose of carrying
- 4.8.4 to avoid causing damage to anything which the  
manager is under a duty to supply, maintain or repair  
ed on them by legislation or a condition of an  
plies);
- 4.8.5 tter in accordance with the arrangements made  
manager; [and]
- 4.8.6 reasonable instructions of the Landlord and/or  
any means of escape from fire, the prevention of  
equipment[.] [; and] [;]
- 4.8.7 tions of the licence annexed to this Agreement;
- 4.8.8 ditions specified in the licence annexed limiting  
ants in each bedroom [as follows: <<Specify

## 5. LATE PAYMENT

If any Rent shall have been 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 in arrears (whether formally demanded or not), or if there has been a breach of the Tenant's obligations in this Agreement, or the Tenant is in breach of the Landlord's obligations, 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 be preserved.

(Note: This clause is subject to the provisions of the Protection from Eviction Act 1977. The Landlord cannot evict a Tenant without a court having first made an order for possession.)

The Landlord may recover possession of the Property by giving the Tenant notice in writing of his intention to do so (whether before or after the Term of this Agreement has expired) and by obtaining a court order for possession (whether before or after the expiry of the Term if one of the grounds for possession is set out in Schedule 2 to the Housing Act 1988):

Ground 2: that the Property is subject to a mortgage or charge granted before the start of the tenancy and the lender requires possession for the purpose of sale requiring vacant possession.

Ground 7: that the Tenant or any person residing with the Tenant has failed to comply with the rights and obligations under the tenancy agreement have been passed on to the Tenant.

Ground 7A: that the Tenant or any person residing with the Tenant at the Property commits anti-social behaviour.



Ground 7B: that of their immigration

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

Ground 10: the intention to com

Ground 11: tha

Ground 12: tha

Ground 13: the  
behaviour of the

Ground 14: that the land is or is liable to be used for the purpose of an offence in, or in connection with, the carrying on of a business

Ground 15: that the tenant or some

Ground 17: that the defendant acted recklessly by e

## 7. THE LANDL

## The Landlord

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## 8. [TERMINAT

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  
 hearing there is (a) at least eight weeks' rent unpaid where  
 last two months' rent unpaid if rent is payable monthly, (c) at  
 this in arrears if rent is payable quarterly or (d) at least three  
 rs if rent is payable yearly.

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

delayed paying rent.

has been broken or not performed.

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

g at or visiting the property (a) has been guilty of conduct  
 annoyance to neighbours or (b) has been convicted of using  
 immoral 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.)

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  
inhabitable provided that the Property has not  
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.

of the House cleaned on a weekly basis.

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

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



8.2 The Tenant must give the Landlord 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 start of the tenancy.

## 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 notices on the Landlord, they must also send a copy to the Landlord at the following address:

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

9.3 The Landlord must 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  
<<Name of Tenant>>  
Tenant



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