

AGREEMENT dated the << >>

Landlord: <<Landlord's name>> <<Landlord's address>>

Tenant: <<Tenant's name>> is at
<<Tenant's registered office address>> (Company number << >>)

Property: The flat at:-
<<Address>>
<<Address>>
<<Address>>

Block: The building and ground <<Address>> (Name of block of flats>>

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 Agreement shall continue as a contractual periodic tenancy. The period of the contractual periodic tenancy will be the same as the period of the fixed term. The provisions of this Agreement shall apply to the contractual periodic tenancy as if they were provisions of this Agreement. The Landlord or the Tenant brings the contractual periodic tenancy to an end in accordance with the provisions of this Agreement.

Rent: £<< >> per calendar month ("Due Date") << >> day of every month.

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 Property for the purposes of << >> corridors staircase and lift (if any)
- 1.3 It is a condition of the tenancy that the Tenant and all other occupants of the Property maintain the Property in accordance with the Landlord and Tenant Act 2014 at all times during the Term.

2. INTERPRETATION

- 2.1 Any obligation on the Tenant under this Agreement not to do an act or thing which would constitute a breach of the tenancy includes an obligation to ensure that no other person does such act or thing.
- 2.2 Whenever there is more than one Landlord or Tenant comprising the Landlord or the Tenant their obligations under this Agreement shall be against all of them jointly and severally.
- 2.3 The Landlord and Tenant agree that this Agreement should be enforceable by any person in accordance with the Contracts (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay includes an obligation to pay Value Added Tax in accordance with the provisions of the Value Added Tax Act 1994.

S

b) any i...
at the...
...ence of the Tenant or any person
...t's permission.

4.2.3 Subject to the...
baths, wash...
internal pipe...
connected v...
damage or...
within or exc...
...in clause 7 to ensure that all taps,
...s, domestic water heaters and
...ullies, downpipes and gutters in or
...ept clean and open and not to
...es, conduit fittings or appliances
...erty.

4.2.4 To keep the...
months to p...
tanks and ot...
...asonable level during the winter
...roperty or the water pipes, drains,
...oy cold weather.

4.2.5 To test all s...
month, to ch...
report any fa...
as possible.
...vide alarms at the Property every
...ch alarm when necessary and to
...e alarms to the Landlord as soon

4.2.6 To replace a...
defective.
...nd electrical fuses which become

4.2.7 To give the...
happening t...
the attention...
...f any damage, destruction, loss or
...er caused as soon as it comes to

4.2.8 If the Landl...
out any rep...
Agreement...
receiving su...
failing which...
to enter the...
paid by the T...
...ritten notice of any failure to carry
...igation of the Tenant under this
...rs within a reasonable period of
...ly in the case of an emergency
...nts and workmen shall be entitled
...aid works the cost of which will be
...on demand.

4.2.9 To have all...
months thro...
...aned at least once in every twelve
...t the end of the tenancy.

4.2.10 To give notic...
or fumigatio...
infectious o...
insects and...
caused by t...
cost of any...
redecoratio...
of any artic...
infection, inf...
...ber sanitary authority if disinfection
...uence of the occurrence of any
...infestation of rats, mice, fleas,
...y and (if the problem has been
...occupiers or visitors) to bear the
...and further to pay for the cost of
...eplace or pay for the replacement
...e destroyed on account of such

4.2.11 To clean the...
tenancy and...
possible wh...
caused the...
...y 3 months and at the end of the
...ged or broken glass as soon as
...mitted occupiers or visitors have

4.2.12 To place all...
regularly col...
...tacle and to ensure that rubbish is
...the local authority.

4.2.13 To maintain...
to make any...
of trees, shr...
...free from weeds and litter and not
...f the garden or to the composition

4.3 **Access for Landlo**

A

M

P

L

E

S

4.3.1 To allow the agents or any other persons and necessary workmen on any day to inspect the Property in order to carry out any necessary repairs (with reasonable notice (with reasonable notice) to interfere with the enjoyment of the Property).

of the Block or their respective authority together with any workmen on the Property at reasonable times of the day to inspect the Property in order to carry out any necessary repairs (with reasonable notice (with reasonable notice) to interfere with the enjoyment of the Property).

4.3.2 In cases of emergency or anyone who is in possession of the Property without notice.

Landlord or the owner of the Block enter the Property at any time and

4.3.3 During the last 14 days of the tenancy an agent to enter the Property to meet prospective tenants or occupiers at any time of the day and subject to reasonable notice (usual notice).

to allow the Landlord and/or his agent to enter the Property to meet prospective tenants or occupiers at any time of the day and subject to reasonable notice (usual notice).

4.3.4 To allow the Landlord or his agent to enter the Property by prior arrangement at any time in the final month of the tenancy.

to allow the Landlord or his agent to enter the Property by prior arrangement at any time in the final month of the tenancy.

4.4 **Use of the Property**

M

4.4.1 To use the Property for any purpose other than the profession or trade of the Tenant.

for any purpose other than the profession or trade of the Tenant.

4.4.2 Not to do anything which may cause damage to the Property or the occupants of the Property.

which may be a nuisance to or damage to the Property or the occupants of the Property.

4.4.3 Not to use the Property for any immoral or illegal purposes.

for any immoral or illegal purposes.

4.4.4 Not to use the Property in a way which contravenes a restriction (including a restriction in a superior leasehold) title which the Landlord has.

which contravenes a restriction (including a restriction in a superior leasehold) title which the Landlord has.

4.4.5 Not to cause any fire or explosion or to collect in or store any dangerous or inflammable substance in or on the Property for domestic use.

dangerous or inflammable substance in or on the Property for domestic use.

4.4.6 Not to display anything on the Property which is visible from outside the Property.

anything on the Property which is visible from outside the Property.

4.4.7 Not to keep any animal or bird or domestic pet without the consent of the Landlord.

animal or bird or domestic pet without the consent of the Landlord.

4.4.8 Not to leave the Property unoccupied for more than 21 consecutive days without the consent of the Landlord.

for more than 21 consecutive days without the consent of the Landlord.

4.4.9 Not to smoke in the Property.

in the Property.

4.4.10 To comply with any regulations affecting the Property which are notified to the Tenant's attention.

regulations affecting the Property which are notified to the Tenant's attention.

4.4.11 Not to apply for any licence in respect of the Property.

in respect of the Property.

4.4.12 Not to assign or sublet any part of the Property and not to share possession of the Property or any part of it save that the Landlord may permit a director or employee of the Tenant to occupy the Property subject to that employee having the consent of the Landlord.

or any part of the Property and not to share possession of the Property or any part of it save that the Landlord may permit a director or employee of the Tenant to occupy the Property subject to that employee having the consent of the Landlord.

4.4.13 Not to permit any person to occupy the Property as a lodger.

the Property as a lodger.

P

L

E

S

4.6.2 To hand over the tenancy with this security lock

Landlord's agent on the last day of and if the Tenant fails to comply shall have the right to change all tenant's expense.

4.6.3 If the Tenant's home the end of the

items belonging to members of the been removed from the Property at

a) if the Property rent removed

at the Landlord from re-letting the damages at the rate equal to the property until the Tenant shall have

b) if the Landlord agreed incur

the goods in a reasonable time the remove the goods and the Tenant Landlord for all reasonable expenses storage or disposal of the goods.

4.7 **Landlord's costs**

4.7.1 To indemnify arising from

All reasonable costs and expenses ment by the Tenant.

4.7.2 To indemnify by the Landlord Tenant.

of all reasonable costs incurred ms of this Agreement against the

4.7.3 To pay all re and serving:

urred by the Landlord in preparing

a) any r even

of the Law of Property Act 1925 without a court order;

b) a sc regard

recording the Tenant's default as ty at the end of the tenancy.

5. **LATE PAYMENT OF RENT**

If any Rent shall without p have become due (whethe rate of Barclays Bank plc s

ars for 7 days after the same shall (not) interest at 2% above the base nant.

6. **FORFEITURE**

If the Rent is at least 21 da has been a substantial bre the Landlord may forfeit the the Property. The other rig

ormally demanded or not) or if there nt's obligations in this Agreement an end) and recover possession of Landlord will remain in force.

(Note: This clause does not a Act 1977. The Landlord cann made an order for possession

nant under the Protection from Eviction ct a Tenant without a court having first

7. **THE LANDLORD'S OBLIC**

The Landlord agrees with t

7.1 That the Tenant n tenancy without an under or in trust for

d enjoy the Property during the Landlord or any person claiming

A

M

P

L

E

S

7.2 To return to the Tenancy if the Property has been vacated and has not been made uninhabitable.

for any period during which the Property has not been vacated by reason of action or negligence of the Tenant.

7.3 To repair the structure of the Property including drains, gutters and external pipes.

Property including drains, gutters and external pipes.

7.4 To repair and maintain the sanitary apparatus in the Property for the supply of water, gas, electricity, heating and hot water.

sanitary apparatus in the Property for the supply of water, gas, electricity, heating and hot water.

7.5 To comply with the provisions of The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 relating to the provision and testing of smoke and carbon monoxide alarms.

provisions in The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 relating to the provision and testing of smoke and carbon monoxide alarms.

7.6 That the Tenant is to indemnify the Landlord from and hold the Landlord harmless from any claim for damage to the Property where the Landlord can claim or recover any insurance policy maintained by the Landlord or any other person will not apply if the Landlord cannot obtain the insurance or the loss is caused by the use of the Tenant's acts or default or those of the Tenant's invitees or visitors.

damage to the Property where the Landlord can claim or recover any insurance policy maintained by the Landlord or any other person will not apply if the Landlord cannot obtain the insurance or the loss is caused by the use of the Tenant's acts or default or those of the Tenant's invitees or visitors.

8. [TERMINATION]

8.1 The Landlord may terminate this Agreement at any time to end this Agreement on the last day of a rental period if the Tenant has not paid the rent from the start of the tenancy period.

>> months prior written notice at any time to end this Agreement at such notice must expire on the last day of a rental period or expire sooner than << 6>> months from the start of the tenancy period.

8.2 The Tenant may give notice at any time to end this Agreement on the last day of a rental period if the Tenant has not paid the rent from the start of the tenancy period.

>> months prior written notice at any time to end this Agreement at such notice must expire on the last day of a rental period or expire sooner than << 6>> months from the start of the tenancy period.

9. NOTICES

9.1 Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including proceedings) must be served on the Landlord by the Tenant at the following address:

Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including proceedings) must be served on the Landlord by the Tenant at the following address:

<< >>
<< >>
<< >>.

9.2 [If the Tenant serves notice on the Landlord's agent at the following address he must also send a copy to the Landlord at the following address:]

and he must also send a copy to the Landlord at the following address:]

<< >>
<< >>
<< >>.]

9.3 The Landlord must not allow any other person to occupy the Property as a Tenant at the Property.

Tenant at the Property.

10. JURISDICTION

This Agreement shall be governed by the law of England and Wales.

England and Wales.

A

M

P

L

E

SIGNED by

<<Name of Landlord >>
Landlord

SIGNED by

<<Name of Tenant(s)>>
Tenant(s)

S

A

M

P

L

E