**AGREEMENT** dated the << >>

**Landlord:** << Landlord's name:

**Tenant:** <<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 will tenancy to an end in

Rent: £<< >> per calend

month ("Due Date")

## 1. LETTING

1.1 The Landlord lets a

1.2 It is a condition of the a "right to rent" as a Term

### 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 st force for the time be

ss>>

>

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 ovisions of this Agreement.

vance on the << >> day of every nancy

Property for the Term at the Rent.

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

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).

1

### 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 i
- 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 do be repaid in the suparties are in disput

# 4. THE TENANT'S COVENA

The Tenant agrees with the

## 4.1 Rent, Council Tax

- 4.1.1 To pay the off and by Landlord.
- 4.1.2 To pay the 0
- 4.1.3 To pay to the electricity, go during the tean double necessary to apportioned covered by charges and made for actions.
- 4.1.4 Not to char without the v
- 4.1.5 Not to chang date of this A

>> ("**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.

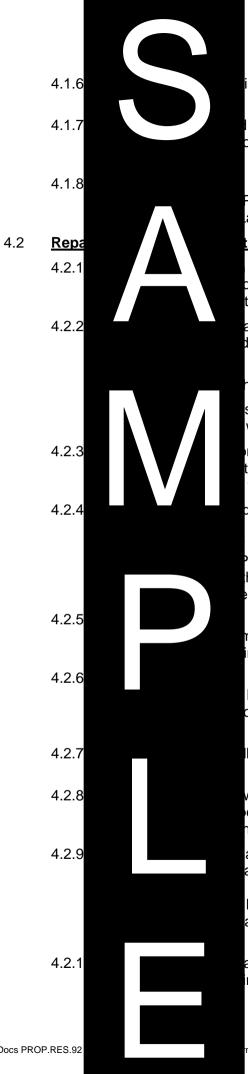
Due Date without deduction or set to the Tenant in writing by the

rty to the relevant local authority.

charges in relation to the supply of ewerage) services to the Property arges for the use of any telephone rty during the tenancy. Where by the service provider will be tion of the tenancy. The sums standing charges or other similar ell as any charges which may be

providers or metering equipment dlord.

(s) allocated to the Property at the



icence fee in respect of any television set at the

any television, receiver, video equipment, cable b 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 and contents

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 tenancy (except for fair wear and tear).

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 he pipes, wires, conduit fittings or appliances rving the Property.

heated to a reasonable level during the winter nage to the Property or the water pipes, drains, ing apparatus by cold weather.

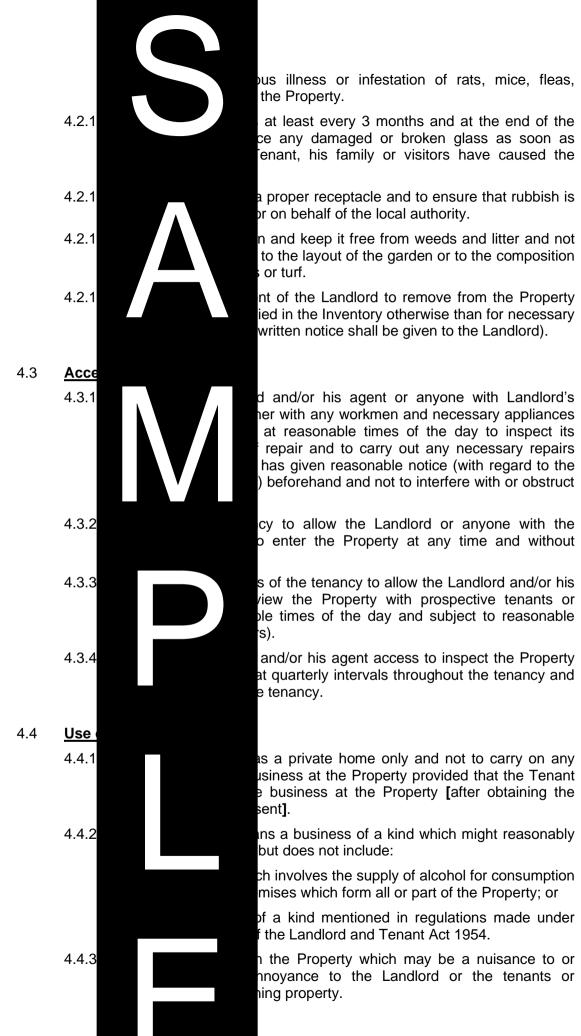
carbon monoxide alarms at the Property every batteries in each alarm when necessary and to oblems with the alarms to the Landlord as soon

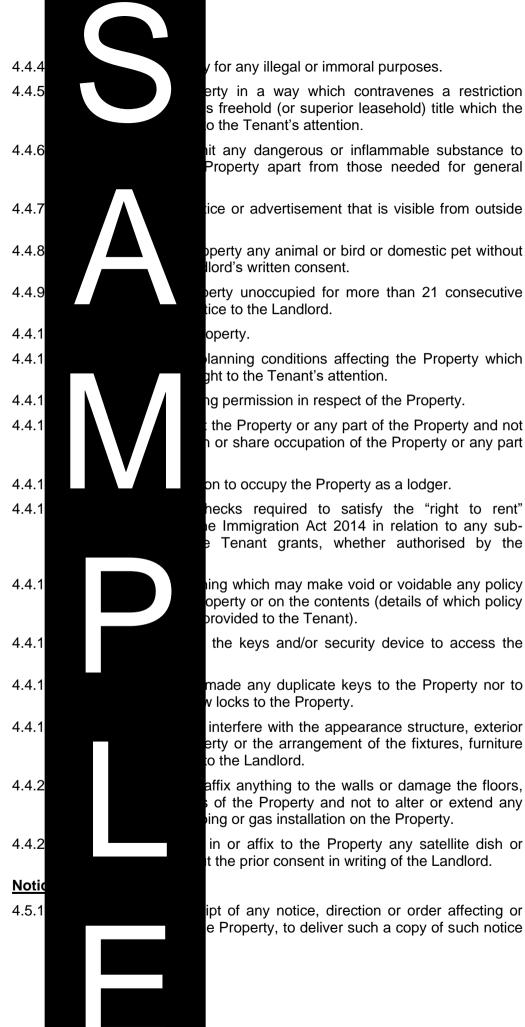
bs, batteries and electrical fuses which become

vritten notice of any damage, destruction, loss or erty or the contents howsoever caused as soon htion 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





4.5



dlord, within 7 days of receipt, any post or other Property, addressed to them.

y the Landlord to comply with such checks and nts 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 by changes such that the "right to rent" is lost.

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

indlord 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 nant 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.

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

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

ghts of the Tenant under the Protection from Eviction Property or evict a Tenant without a court having first

ant from the Property by giving the Tenant notice in ion order (even after the Term of this Agreement has r. The court will only order the Tenant to leave the one of the following reasons is proved (being grounds 1988):

a mortgage or charge granted before the start of the cise a power of sale requiring vacant possession.

Ground 2: tha

tenancy and t

5.

6.

Ground 7: tha have been pa Ground 7A: the

Ground 7B: the

Ground 8: that proceedings is weeks' rent usunpaid if rent arrears if rent arrears if rent

Ground 10: the landlord's interpretation begun.

Ground 11: th

Ground 12: th

Ground 13: the behaviour

Ground 14: the conduct which convicted of upon committed an

Ground 15: the by the tenant

Ground 17: to knowingly or it

is rights and obligations under the tenancy agreement

siding at the Property commits anti-social behaviour.

nts or occupiers in the Property have no 'right to rent'

ce of notice of the landlord's intention to commence time of the court hearing there is (a) at least eight le weekly or fortnightly, (b) at least two months' rent least one quarter's rent more than three months in at least three months' rent more than three months in

standing both at the date of service of notice of the edings and on the date on which proceedings are

ly delayed paying rent.

ancy has been broken or not performed.

erty or the common parts has deteriorated because of person living there.

living at or visiting the property (a) has been guilty of uisance or annoyance to neighbours or (b) has been no it to be used for immoral or illegal purposes or has the locality of, the property.

niture has deteriorated because it has been ill-treated perty.

ed to grant the tenancy by a false statement made int or a person acting 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 n the cost of repairs under any insurance policy dlord provided that this exception will not apply if

# S

obtain the insurance proceeds because of the to those of the Tenant's family or visitors.

# 8. [TERMINAT

- 8.1 The any tage of the last o
- 8.2 The time day of the si

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

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

# 9. NOTICES

- 9.1 Unde notific Land
  - << :
  - <<
- 9.2 [If the the L
  - << <<
  - <<
- 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( Tenant(s) the law of England.