AGREEMENT dated the << >>

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

**Tenant:** <<Tenant's name>>

**Property:** The bedsit known a

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

**House:** The house and gard

**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")

Council Tax, utilities

### 1. LETTING

- 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 the a "right to rent" as of 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.

ss>>

>

oedsit>> at:

of house>>

>> 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 pvisions of this Agreement.

/ance on the << >> day of every tenancy. The rent is inclusive of rd's cleaning costs.

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

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

1





2.4 An obligation in thi Value Added Tax in

2.5 A reference to a st force for the time be

# ney includes an obligation to pay

lion is a reference to it as it is in ed, extended, or re-enacted).

#### 3. THE DEPOSIT

- The Tenant must p 3.1 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 d
- 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

>> ("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.

### 4. THE TENANT'S COVENA

The Tenant agrees with the

#### 4.1 Rent and other par

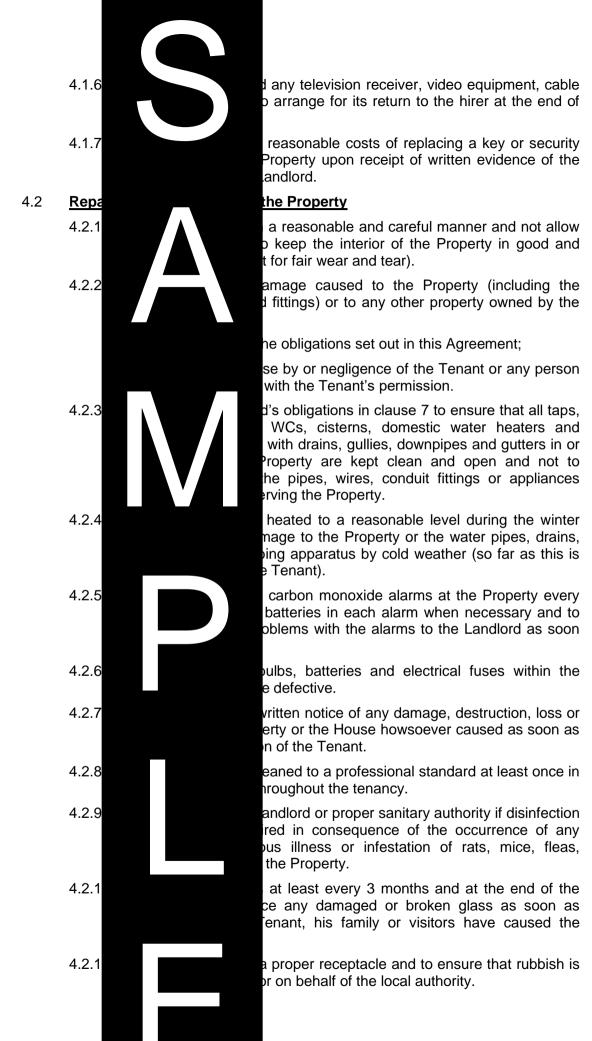
- 4.1.1 To pay the off and by Landlord.
- 4.1.2 Not to char equipment w
- 4.1.3 Not to chand date of this /
- 4.1.4 To pay all communicat the tenancy.
- 4.1.5 To pay the t Property.

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

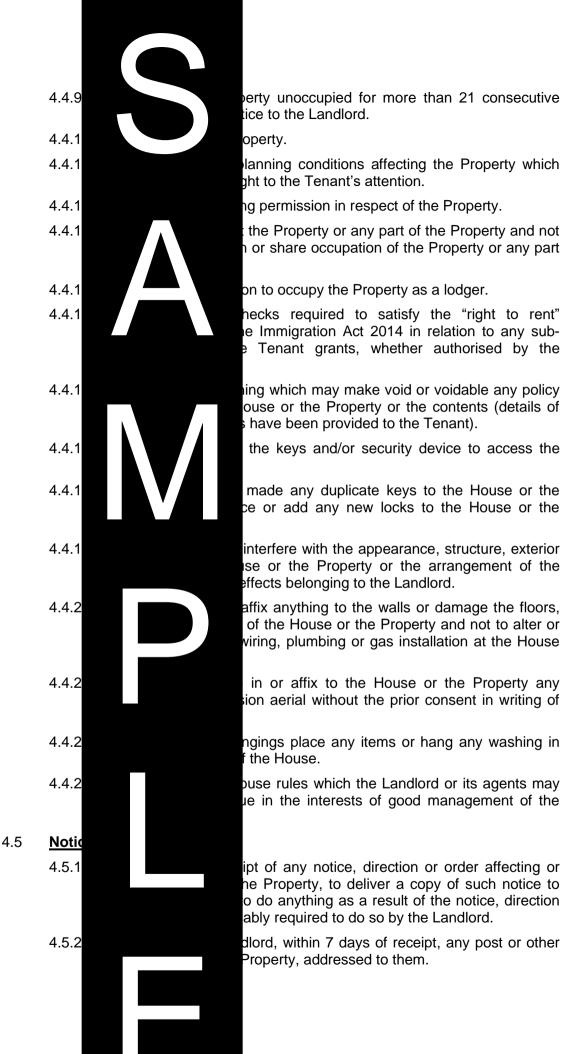
- , service providers or metering t of the Landlord.
- (s) allocated to the Property at the

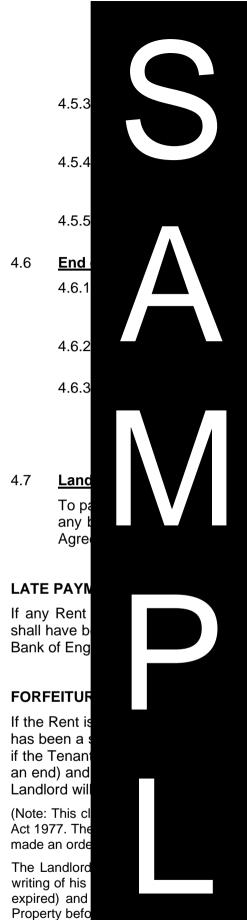
telephone, broadband and other exclusively to the Property during

espect of any television set at the



4.2.1 eration to the layout of the garden or to the hrubs, plants or turf. 4.3 Acce 4.3.1 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 condition 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. 4.3.2 cy to allow the Landlord or anyone with his roperty at any time and without notice. 4.3.3 s of the tenancy to allow the Landlord and/or his view the Property with prospective tenants or le times of the day and subject to reasonable 4.3.4 and/or his agent access to inspect the Property at quarterly intervals throughout the tenancy and e tenancy. 4.4 Use 4.4.1 is a private home only and not to carry on any isiness at the Property provided that the Tenant business at the Property [after obtaining the sent1. 4.4.2 ns a business of a kind which might reasonably but does not include: ch involves the supply of alcohol for consumption mises which form all or part of the Property; or of a kind mentioned in regulations made under f the Landlord and Tenant Act 1954. 4.4.3 h the Property which may be a nuisance to or hnoyance to the Landlord or the tenants or hing property. 4.4.4 v for any illegal or immoral purposes. 4.4.5 erty in a way which contravenes a restriction s freehold (or superior leasehold) title which the o the Tenant's attention. 4.4.6 it any dangerous or inflammable substance to Property apart from those needed for general 4.4.7 lice or advertisement that is visible from outside 4.4.8 perty any animal or bird or domestic pet without llord's written consent.





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 sion 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.

is rights and obligations under the tenancy agreement

set out in Sch

Ground 2: that tenancy and t

Ground 7: tha

have been pa

5.

6.

Ground 7A: th

Ground 7B: the as a result of

Ground 8: that proceedings is weeks' rent us unpaid if rent arrears if rent ar

Ground 10: to landlord's into begun.

Ground 11: th

Ground 12: th

Ground 13: th the behaviour

Ground 14: the conduct which convicted of upon committed an

Ground 15: the by the tenant

Ground 17: t knowingly or i

# 7. THE LANDL

The Landlor

- 7.1 That tenar unde
- 7.2 To re Proper been
- 7.3 To pa
- 7.4 To pr
- 7.5 To ha
- 7.6 To re
- 7.7 To re supp heati
- 7.8 To d Mond testin
- 7.9 That Land by th cann or the

esiding 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 sedings and on the date on which proceedings are

tly 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 ng 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 pperty.

ed to grant the tenancy by a false statement made and or a person acting at the tenant's instigation.

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

Rent payable for any period during which the inhabitable provided that the Property has not he wilful destruction or negligence of the Tenant.

to the House and the Property.

ower and hot and cold water to the Property.

of the House cleaned on a weekly basis.

exterior of the Property including drains, gutters

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

ord'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 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 or visitors.

# 8. [TERMINAT

- 8.1 The any t last of from
- 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.

the law of England.

# 10. JURISDICTI

This Agreem

SIGNED by

<<Name of Landlor Landlord

SIGNED by

<<Name of Tenant( Tenant(s)