

ASSURED PERIODIC TENANCY AGREEMENT: (England Only from 1 May 2026)

In accordance with the Renters' Rights Act 2025

This agreement contains the terms and obligations of the tenancy. You should read it carefully to ensure that it contains everything you want to form part of the agreement and nothing that you are not prepared to agree to. If you do not understand this agreement or anything in it, it is strongly suggested you ask for it to be explained to you before you sign it or consult a solicitor, citizens advice or housing advice centre.

DATE	
This "Agreement" is made on the execution date	
THE PARTIES – NAME AND ADDRESS FOR THE LANDLORD OR AGENT	
<p>"Landlord" means the person or persons named in this agreement as the Landlord of the property and includes all joint Landlords where there is more than one they must be named.</p> <p>Where the Landlord is a company, the company shall be named as the Landlord and this agreement shall be executed on its behalf by an authorised signatory .</p> <p>If Landlord is domiciled overseas an address in England or Wales must be provided on this Agreement</p> <p>The Tenants are hereby notified that Notices (including Notices in proceedings) must be served on the Landlord by Tenants at the following address such being in England or Wales only (notice under section 48 of the Landlord and Tenant act 1987)</p> <p>The Tenant must notify the Landlord or Agent (if used) using the contact details provided for all repair issues and legal notices.</p> <p>TENANTS MUST READ AND SIGN Reporting Repairs Addendum The Tenant must also comply with the 'Reporting Repairs Addendum' attached to this Agreement."</p>	<p>Where a Letting Agent is being used they MUST disclose which Letting Redress Scheme they are a member of:</p> <p><input type="checkbox"/> The Property Ombudsman (TPO)</p> <p><input type="checkbox"/> The Property Redress Scheme</p>
THE PARTIES – THE TENANT & GUARANTOR	
<p>"Tenant" means the person or persons named in this agreement as the Tenant of the property and includes all joint Tenants where there is more than one. The Tenant must not allow any person aged 18 or over to reside at the property without the Landlord's prior written consent.</p>	
<p>"Guarantor" means the person named in this agreement who agrees to guarantee the obligations of the Tenant. Signing MUST be Witnessed</p> <p>Where a Guarantor is named, the Guarantor must provide an address for service in England or Wales.</p>	Enter name and address of Guarantor

<p>THE PROPERTY & LICENCING DISCLOSURES</p>	
<p>Relating to the “property” including, if applicable, the Landlord’s possessions listed in the “inventory” A full inventory will be provided at the start of the tenancy and forms part of this agreement.</p> <p>Many councils require the Landlord or and Agent or property to be licenced and the Landlord or Agent MUST disclose if so.</p> <p>If a property requires a licence and one is not in place, the property must NOT be let. Non-compliance can result in substantial civil penalties, Rent Repayment Orders and restrictions on possession claims. Check the local council website, Gov.uk or similar .</p>	<p><input type="checkbox"/> The property / person IS NOT subject to property licencing.</p> <p><input type="checkbox"/> The property / person IS subject to property licencing.</p> <p>If a Licence is required and the Licence Holder or Manager is required to make further disclosures in accordance with such licence they shall do so as a separate addendum</p>
<p>The property is supplied</p>	<p><input type="checkbox"/> not furnished <input type="checkbox"/> part furnished <input type="checkbox"/> furnished</p>
<p>The property being let is</p> <p>Student lettings (Ground 4A) (if applicable)</p> <p>The Tenant is notified that the Landlord may seek possession under Ground 4A where the property is let to students and is required for a new group of students in line with the academic year.</p>	<p><input type="checkbox"/> a room let - with non-exclusive access to common areas.</p> <p><input type="checkbox"/> exclusive use of the property as a whole</p> <p><input type="checkbox"/> other specify _____</p> <p>The property is Let to Students</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes</p>
<p>INTENDED TENANCY START DATE -</p>	
<p>If the Landlord is unable to provide vacant possession of the property on that date, the tenancy will commence on the date vacant possession is provided. The pre-Tenancy payment is permitted and required before the Tenancy Start Date.</p> <p>Neither party shall have any liability to the other for any delay in the commencement of the tenancy caused by the unavailability of vacant possession.</p>	<p>This tenancy is a periodic tenancy which begins on</p> <p>and continues on a</p> <p>Monthly</p> <p>basis until ended in accordance with this agreement and the law. There is no fixed term and no specified end date.</p>

THE PAYMENTS	
<p>The “rent” is</p> <p>With the exception of the initial rent payment. The Landlord or Agent shall not thereafter require the Tenant to make any rent payment before the Rent Payment Day. The initial rent payment for the first rental period is permitted and required before the Tenancy Start Date (such permitted payment not exceeding 28 days’ rent where rent is payable weekly or one month’s rent where rent is payable monthly)</p> <p>The Landlord shall not require or accept more than one month’s rent in advance except where permitted by law.</p> <p>Nothing in this Agreement prevents the Tenant from making a rent payment earlier on a voluntary basis.</p> <p>No rent shall be requested or accepted from the Tenant until the Tenant has first been provided with a copy of this Agreement.</p>	<p>£</p> <p>per Month</p> <p>Rent Payable 1st of every Month</p>
<p>The rent does NOT include utilities, council tax, television licence or communication services unless expressly stated in writing.</p>	<p><input type="checkbox"/> The Tenant is responsible for paying all charges relating to utilities, services and council tax at the property, to the extent that such charges arise from the Tenant’s use, consumption or occupation of the property.</p> <p><input type="checkbox"/> Additional charges see attached addendum any such payments must be clearly itemised and specify the basis on which the charge is calculated and payable. Such must be agreed in writing by both parties at the start of the tenancy and permitted by law. If this applies the Landlord and Tenant sign a separate addendum</p>
THE DEPOSIT	
<p>The Tenant must pay a “Deposit” of no more than 5 weeks rent where the rent is below £50,000 per annum or a “Deposit” of no more than 6 weeks where the rent per annum exceeds £50,000.</p>	<p>£ {{TENANCY_DEPOSIT_AMOUNT}}</p> <p>Where no Deposit is paid write “nil” in this box in big letters</p>
<p>“The Deposit Scheme” referred to as “TDS” if applicable is</p>	<p><input type="checkbox"/> No Deposit paid <input type="checkbox"/> The Deposit Protection Service (DPS)</p> <p><input type="checkbox"/> The Dispute Service <input type="checkbox"/> TDSL (myDeposits)</p>
<p>The “Lead Tenant” where there is more than one Tenant, the person nominated to act on behalf of you all jointly and individually when dealing with the Deposit will be the first named person on the tenancy (in accordance with clause 2.4).</p>	<p>{{TENANCY_FULLNAME}}</p>

(a) **ADDITIONAL INFORMATION THAT MAY BE SUPPLIED TO THE TENANT WITH THIS AGREEMENT.**

<p>TENANT CONSENT TO RECEIVE EMAILS</p> <p>I/we authorise my Landlord/Agent to send me any Notices including section 8 of the Housing Act 1988 and other documents given under or in connection with the tenancy, by e-mail. To the following email addresses</p> <p>1) _____</p> <p>2) _____</p> <p>3) _____</p> <p>4) _____</p> <p>5) _____</p> <p>6) _____</p> <p>Signed dated by all Tenants</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p>	<p>IMPORTANT PRIOR NOTICE TO THE TENANT</p> <p>Prior Notice – Landlord Or Family Occupation (Ground 1)</p> <p>The Tenant is notified that the Landlord may seek possession of the property under Ground 1 if:</p> <p>The Landlord: or A member of the Landlord’s family Intends to occupy the property as their only or principal home.</p> <p>The Tenant acknowledges that this clause constitutes prior notice for the purposes of Ground 1.</p> <p>Prior Notice – Sale Of Property (Ground 1A)</p> <p>The Tenant is notified that the Landlord may seek possession of the property under Ground 1A if the Landlord intends to sell the property.</p> <p>The Tenant acknowledges that this clause constitutes prior notice for the purposes of Ground 1A.</p> <p>Signed dated by Tenants</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p> <p>_____ dated _____</p>
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TENANT REQUEST FOR VARIATION OF TERMS OR CONSENT FOR PETS, ANIMALS, CHILDREN etc

Such requests are only permitted if the Landlord or Agent agree in writing and such permission shall not be unreasonably denied where not granted the Landlord shall state their reasons in writing

1. Rent and other charges

Following the commencement of this agreement, and until it is legally ended in accordance with the rules stipulated below, the Tenant is obliged to pay the rent in full and on the dates agreed. Rent must be paid by bank transfer to the account notified by the Landlord or Agent.

- 1.1. **The rent must be paid in advance on the rent payment day specified in this agreement.** If the rent is late by more than 14 days, the Landlord can charge thereafter interest at 3% above the bank of England base rate and interest will be charged until the date full payment is received.
- 1.2. **Obligations/liabilities of more than one person shall be "joint and several"** (which means that, for example, they will each be liable for all sums due under this agreement and not just for proportion of them)
- 1.3. **If rent is received from a third party that will be accepted from them as the Tenant's Agent.** The Landlord will not intend to create a tenancy with any person who pays rent on the Tenant's behalf. Where a third person pays the rent it is the Tenants responsibility to notify the Landlord so they can ensure appropriate compliance – as an example perform a required anti money laundering check as required by law
- 1.4. **Council tax** - the Tenant is responsible for paying any council tax due in respect of the property unless otherwise agreed in writing.
- 1.5. **Utilities, television licence and communication services**
 The Tenant must arrange for the supply of utilities to the property in their own name, including electricity, gas or other fuel, water and sewerage, and must pay all charges relating to those services.
 The Tenant must arrange and pay for any communication services at the property, including internet, telephone (if applicable), cable television and satellite television.
 The Tenant must pay for a valid television licence for the property where required.
 The Tenant remains liable for all such charges until the tenancy has legally ended.
 The Tenant must not, without the Landlord's consent, cause any utility or service to be disconnected. Where a service is disconnected as a result of the Tenant's act or omission, the Tenant shall be responsible for the reasonable costs incurred by the Landlord in reinstating that service. The Landlord may seek recompense.
- 1.6. **Rent increases** - The rent may only be increased by the Landlord in accordance with the law.
 - 1.6.1. The Landlord may propose an increase in rent by serving written notice on the Tenant under Section 13 of the Housing Act 1988 (as amended) using the prescribed statutory form.
 - 1.6.2. The notice must specify the proposed new rent and the date from which the new rent will take effect and must give the Tenant the minimum notice required by law.
 - 1.6.3. The Tenant has the right to challenge a proposed rent increase by referring the notice to the First-tier Tribunal (Property Chamber) before the proposed increase takes effect.
 - 1.6.4. If the Tenant makes such an application, the Tribunal will determine the market rent for the property.
 - 1.6.5. No rent increase will take effect unless the statutory notice procedure has been properly followed.
 - 1.6.6. The Landlord may not increase the rent more frequently than permitted by law.
- 1.7. **The Tenant does not need to pay rent for any day during which the property is uninhabitable.** This does not apply if the property is uninhabitable because the Tenant or their guests or family did something (or failed to do something) which invalidated the Landlord's insurance policy in respect of the property.
- 1.8. **Should a Tenant request a spare or lose a key or security device giving access to the property** and requires a replacement a fee can be charged for such. The Landlord or Agent shall provide evidence in writing to the person liable for the payment to demonstrate that such costs are reasonable and not exceeding £50
- 1.9. **Green deal** charges a payment towards energy efficiency improvements under a green deal plan (within the meaning of section 1 of the energy act 2011) is a permitted payment if the tenancy agreement requires the payment to be made. The charge for this is nil unless otherwise specified here _____

- 1.10. **Charges for variation, assignment or novation of a tenancy**, should the Tenant request of the Landlord or Agent a variation, assignment or novation of a tenancy [the substitution of a new contract in place of an old one], the Landlord/Agent reserves the right to charge a fee that is not likely to exceed £50 but may do so. The Tenant shall be notified in writing a summary of the reasonable costs incurred.

2. Only where a deposit is received -

The Deposit will be protected within 30 days of receipt in accordance with Housing Act 2004. It will be registered with one of the governments authorised tenancy Deposit schemes and held in accordance with the rules of that scheme (the "TDS rules"). Full details of the Deposit scheme will be notified to the Tenant as an addendum to this agreement.

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- 2.1. **The Tenant is not entitled to any interest in respect of the Deposit** unless the Deposit Scheme rules so provide.
- 2.2. **Subject to the Deposit Scheme rules, the Deposit is held to pay for any financial loss suffered by the Landlord** because of the breach of any Tenant obligation outlined under this agreement, including non-payment of rent or utility/council tax bills, damage to the property or any of the items listed on the inventory.
- 2.3. **The deposit will be returned in accordance with the rules and time limits of the relevant tenancy deposit protection scheme once agreement has been reached regarding any deductions.** Before the Deposit is refunded, the Tenant must be able to demonstrate that bills for charges for which they were liable for the duration of the tenancy, have been paid. If there is a disagreement and we cannot agree any of these amounts, the matter will be decided by the county court or dealt with in accordance with the **TDS** rules.
- 2.4. **The Lead Tenant** – where there are multiple Tenants the first named shall be the representative to act on behalf of you all, jointly and individually, when dealing with the Deposit. Another of you can replace the Lead Tenant, so long as we are notified in writing by a majority of you. If no Lead Tenant is specified, then the first or only named Tenant shall be the Lead Tenant.
- 2.5. **The Tenant should provide the Landlord with a forwarding address at the end of the tenancy** to enable the return of the Deposit, by cheque, to the Lead Tenant. Where the Deposit is paid by a third party their address must be provided, so the Deposit may be returned to them.

3. Use and control of the property

The Tenant agrees to cooperate with the Landlord in complying with legal obligations relating to the Property including inspections, safety checks and statutory requirements.

- 3.1. **The Tenant shall use the property only as a private residential dwelling** and shall not use it for any illegal or immoral purpose, nor in any way which may cause nuisance, annoyance, damage, or disturbance to the Landlord, neighbouring or adjoining occupiers, or the wider community.
- 3.2. **Occupiers / Use / Overcrowding** The Tenant shall: not assign, sublet, part with possession of, or share occupation of the whole or any part of the Property without the Landlord's prior written consent (such consent not to be unreasonably withheld or delayed); not permit the Property to become overcrowded or occupied in a manner that breaches statutory requirements, including any licensing requirements for Houses in Multiple Occupation (HMO).

Where the Tenant's breach of this clause results in the Landlord incurring financial loss, the Tenant shall be liable for the Landlord's reasonable and properly incurred losses.

- 3.3. **Right to Rent Compliance** The Tenant must not permit any person aged 18 or over to occupy or reside at the Property other than those named in this Agreement without the Landlord's prior written consent. The Tenant must notify the Landlord as soon as reasonably practicable if:

- any additional adult occupier intends to reside at the Property; or
- any person residing at the Property becomes subject to immigration restrictions affecting their right to rent in the United Kingdom.

Where the Tenant or any permitted occupier has a time-limited right to rent, the Tenant must notify the Landlord of any extension, renewal or change to their immigration status where such change affects their right to rent.

The Tenant agrees to provide such reasonable information or documentation as the Landlord may require in order to comply with their obligations under the Immigration Act 2014.

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Initial/Sign every page

- 3.4. **Nuisance / behaviour (supports Ground 12 & 14)** the Tenant shall not make or permit any noise or disturbance which: Is excessive; or may reasonably be considered to cause nuisance or annoyance to neighbours. This includes (but is not limited to) loud music, television, or other noise, particularly between the hours of 11:00pm and 7:30am.
- 3.5. **The Tenant shall not smoke or permit smoking within the property without the Landlord's prior written consent.**
- 3.6. **Covenants / superior lease obligations** the Tenant shall comply with any obligations affecting the property contained within any superior lease, title restriction, or covenant, provided that written notice of such obligations has been given to the Tenant.
- 3.7. **Business use** the Tenant shall not carry on any trade, profession, or business at the property, nor display any advertisement or signage, without the Landlord's prior written consent (such consent not to be unreasonably withheld).
- 3.8. **Security & keys** the Tenant shall take reasonable steps to secure the property, including:
- Using all locks and security devices provided; Not altering or replacing locks without the Landlord's consent (such consent not to be unreasonably withheld); Providing the Landlord with keys where locks are changed. The Tenant shall be responsible for the reasonable cost of replacing locks where keys are lost or not returned at the end of the tenancy.
- 3.9. **Responsibility for visitors** the Tenant shall be responsible for the conduct of any person visiting or residing at the property with the Tenant's permission.
- 3.10. **Mail addressed to the Property Owner or The Landlord** the Tenant shall promptly forward to the Landlord any correspondence addressed to the Landlord or Owner and delivered to the property.
- 3.11. **Absence from property** the Tenant shall notify the Landlord in writing if the property will be left unoccupied for more than 7 consecutive days and shall take reasonable steps to ensure the property remains secure during that period.

4. Tenant and Landlord repair, safety and property obligations

The Tenant agrees to cooperate with the Landlord in complying with legal obligations relating to the Property including inspections, safety checks and statutory requirements.

- 4.1. **Tenant's general obligations** The Tenant must keep the property and all items listed in the inventory in a Tenant-like manner, and in good and clean condition (subject to fair wear and tear). The Tenant must promptly notify the Landlord or the Landlord's Agent of any defect, damage or disrepair, whether or not caused by the Tenant.
- 4.2. **Tenant responsibility for damage** The Tenant must comply within a reasonable time with any written notice requiring them to remedy damage or neglect for which they are responsible. The Landlord may recover reasonable costs where loss or damage is caused by the Tenant, excluding fair wear and tear.
- 4.3. **Landlord repair obligations (statutory notice – section 11)** The Landlord is legally responsible under section 11 of the Landlord and Tenant act 1985:
- To keep in repair the structure and exterior of the property
 - To keep in repair and proper working order installations for:
 - Water and Gas and Electricity and Sanitation
 - To keep in repair and proper working order installations for:
 - Space heating and Heating water
- 4.4. **FITNESS FOR HUMAN HABITATION (STATUTORY NOTICE – SECTION 9A)** The Landlord is legally required under section 9a of the Landlord and Tenant act 1985 to ensure that the property is fit for human habitation throughout the tenancy.
- 4.5. **ELECTRICAL SAFETY (STATUTORY NOTICE)** The Landlord is legally required under the electrical safety standards in the private rented sector (England) regulations 2020:
- To ensure electrical safety standards are met during the tenancy
 - To ensure electrical installations are inspected and tested at least every 5 years by a qualified person
 - To provide the Tenant with a copy of the electrical safety report
- 4.6. **GAS SAFETY (STATUTORY NOTICE)** Where gas is supplied to the property, the Landlord is legally required under regulation 36 of the gas safety (installations and use) regulations 1998:
- To maintain gas appliances and flues in a safe condition
 - To carry out safety checks at intervals determined by the regulations
 - To ensure checks are carried out by a gas safe registered engineer
 - To provide a copy of the gas safety record to the Tenant

4.7. **DISABILITY ADAPTATIONS (EQUALITY ACT 2010)** Under section 190 of the equality act 2010:

- The Landlord must not unreasonably refuse consent for improvements where:
 - A disabled person occupies the property, and
 - The improvement assists their use of the property

Definitions of disabled person and improvement are contained in sections 6 and 190 of that Act.

4.8. **Tenant use and maintenance**

The Tenant must:

- Replace consumables such as bulbs, fuses and batteries
- Keep the property ventilated and heated to prevent damage
- Maintain any garden in a reasonable condition
- Dispose of waste appropriately
- Not block ventilation systems or drains
- Not keep hazardous or flammable materials beyond normal domestic use

4.9. **Alterations** The Tenant must not: Alter, improve or redecorate the property, Install fixtures or fittings Without prior written consent from the Landlord (not to be unreasonably withheld where appropriate).

4.10. **PETS (STATUTORY COMPLIANCE CLAUSE)** The Tenant may request permission to keep a pet. In accordance with section 16a of the Housing Act 1988, the Landlord: Must not unreasonably refuse such a request May grant consent subject to reasonable conditions

4.11. **Access and Repairs** The Tenant must: Allow access for inspection and repairs with reasonable notice Not instruct contractors without Landlord consent unless in emergency

4.12. **Landlord awareness** The Landlord's repair obligations arise once they become aware of the issue and must be fulfilled within a reasonable time.

5. **Inspections and access to the property**

To permit the Landlord, and any superior Landlord, or his agent or contractors or those authorised by the Landlord, upon giving at least 24 hours notice in writing (except in an emergency) to enter the property at all reasonable times for the purpose of inspection and repair or access to view the property, accompanying a prospective Tenant or purchaser of the property.

5.1. **Tenant's right to quiet enjoyment** The Tenant has the right to quiet enjoyment of the property without unlawful interference from the Landlord or any person acting on the Landlord's behalf, except as permitted by this agreement or by law.

5.2. **Landlord's right of access (non-emergency)** The Tenant must permit the Landlord, any superior Landlord, or authorised contractors or Agents to enter the property: Upon giving not less than 24 hours' prior written notice, and At reasonable times of the day,

For the purposes of:

- Inspecting the condition of the property
- Carrying out repairs, maintenance or statutory obligations
- Complying with legal duties
- Valuation or survey

5.3. **Emergency Access** In the event of a genuine emergency, including but not limited to:

- Fire, Flood, Gas leak, Structural damage, Risk to life or serious damage to the property

The Landlord may enter the property immediately without prior notice. Where necessary, reasonable force may be used to gain entry.

5.4. **Access for Viewings** The Tenant agrees to permit reasonable access for accompanied viewings with prospective purchasers or Tenants:

- .Only during the final 2 months of the tenancy, or At such earlier time as agreed with the Tenant

All viewings must:

- Be by prior appointment
 - Occur at reasonable times
 - Take account of the Tenant's right to quiet enjoyment
- 5.5. **Missed Appointment Costs** Where access to the Property has been properly arranged with the Tenant for the purpose of inspection, repair, maintenance or statutory compliance, and the Tenant fails to provide access without giving reasonable notice, the Tenant may be liable to reimburse the Landlord for any reasonable and evidenced costs actually incurred by the Landlord as a direct result of the missed appointment, including contractor call-out charges.

6. INSURANCE

- 6.1. **Landlord's insurance** The Landlord will insure the structure of the property and the Landlord's fixtures and fittings.
- 6.2. **The Tenant's personal belongings are not covered by the Landlord's insurance.** The Tenant is strongly advised to obtain adequate insurance cover for their own possessions.
- 6.3. **Tenant obligations – insurance protection**

The Tenant must not do, or allow others to do, anything at the property which:

- May reasonably be expected to invalidate or adversely affect the Landlord's insurance policy, or
- May reasonably cause the insurance premium to increase

Where the Tenant becomes aware of any matter which may affect the Landlord's insurance, they must notify the Landlord as soon as reasonably practicable.

- 6.4. **Liability for Insurance Breach** If the Landlord's insurance policy is invalidated, prejudiced, or additional costs are incurred as a result of:
- Any act, omission, negligence or breach of this agreement by the Tenant, or
 - Any act or omission of any person invited to or permitted in the property by the Tenant

The Tenant shall be liable for the Landlord's reasonable and evidenced losses arising from that breach.

6.5. Insurance Claims and Excess

Where a valid claim is made under the Landlord's insurance policy and an excess is payable:

- The Tenant shall only be liable to reimburse the excess where the claim arises from:
 - The Tenant's act, omission, negligence, or breach of this agreement, or
 - The act or omission of any person invited to or permitted in the property by the Tenant
- Any such cost must be:
 - Reasonable
 - Proportionate
 - Supported by evidence

7. Terminating this agreement – Section 21 Notices CAN NO LONGER BE ISSUED

The Tenant may end this agreement by giving the Landlord two months written notice. The Landlord may seek to recover possession of the property by serving notice on the Tenant under section 8 of the Housing Act 1988. Any such notice must specify the legal Grounds on which possession is sought and give the Tenant the notice required by law.

7.1. Termination by the Landlord - Statutory Possession Procedure

The Landlord may seek to recover possession of the property by serving notice on the Tenant under section 8 of the Housing Act 1988 (as amended).

Any such notice shall:

- Specify the statutory Ground(s) for possession relied upon; and
- Give the Tenant the minimum notice period required by law; and
- Be in the prescribed form applicable at the time of service.

The Landlord may only recover possession by obtaining a court order.

- 7.2. **Statutory Grounds for Possession** The Tenant acknowledges that possession may only be sought on one or more of the statutory Grounds set out in schedule 2 of the Housing Act 1988 (as amended).

These Grounds may include (but are not limited to):

- Rent arrears
- Breach of tenancy
- Anti-social behaviour
- Landlord requiring occupation
- Intention to sell the property

The applicable Grounds and notice periods are those in force at the date of service of the notice.

- 7.3. **Prior Notice – Landlord or family occupation (Ground 1)**

The Tenant is notified that the Landlord may seek possession of the property under Ground 1 if:

- The Landlord; or A member of the Landlord's family Intends to occupy the property as their only or principal home.

The Tenant acknowledges that this clause constitutes prior notice for the purposes of Ground 1.

- 7.4. **Prior notice – Sale of Property (Ground 1A)**

The Tenant is notified that the Landlord may seek possession of the property under Ground 1A if the Landlord intends to sell the property.

The Tenant acknowledges that this clause constitutes prior notice for the purposes of Ground 1A.

- 7.5. **Prior notice – Mortgage Repossession (Ground 2)**

The Tenant is notified that the Property may be subject to a mortgage. The Tenant acknowledges that the Landlord's mortgage lender may be entitled to exercise a power of sale or repossession of the Property if the Landlord defaults on the mortgage. In such circumstances, possession of the Property may be sought under Ground 2 of Schedule 2 of the Housing Act 1988 (as amended).

The Tenant acknowledges that this clause constitutes prior written notice for the purposes of Ground 2.

- 7.6. **Prior Notice – Student Lettings (Ground 4a) (if applicable and [only include if relevant])**

The Tenant is notified that the Landlord may seek possession under Ground 4A where the property is let to students and is required for a new group of students in line with the academic year.

- 7.7. **Prior Notice – Redevelopment (Ground 6) (optional but recommended)**

The Tenant is notified that the Landlord may seek possession under Ground 6 if the property is required for redevelopment or demolition.

- 7.8. **No reliance on Section 21** The parties acknowledge that possession cannot be sought using section 21 of the Housing Act 1988 and that all possession claims must proceed under section 8 Notice

- 7.8.1. Landlords right to recover losses the Tenant shall remain liable for any reasonable costs or losses suffered by the Landlord resulting from conduct of or damage caused by the Tenant (or any person they have invited into the property or who is permitted to

live there). The Landlord reserves the right to seek recompense for lawful costs. Such as damage, legal fees, court fees or any other losses resulting from the Tenant, occupiers or their guest's failure to perform or comply with prevailing legislation.

7.9. The Tenant is asked to keep the Landlord informed of whether they intend to leave.

7.10. The Tenant may end the tenancy by giving two months' written notice to the Landlord.

- Where there is more than one Tenant, any one Tenant may give notice, which will end the tenancy for all Tenants.
- The notice must state the date on which the Tenant intends to give up possession of the property.
- The tenancy will end when vacant possession of the property is given, which includes removing all personal belongings, returning all keys, and ensuring that no joint Tenants nor other persons remain in occupation.

7.11. Joint Tenants – variation of tenancy Where there is more than one Tenant, the Tenants are jointly and severally liable under this agreement. If all Tenants wish to vacate, they may end the tenancy in accordance with clause **The Tenant may end the tenancy by giving two month's written notice to the Landlord.**

- A Tenant may not assign, transfer or surrender their interest in the tenancy without the prior written consent of the Landlord.
- The Landlord may, at their discretion, agree to the removal or replacement of a Tenant, subject to reasonable conditions, which may include:

(a) the agreement of all remaining Tenants and any Guarantor.

(b) satisfactory referencing of any replacement Tenant.

(c) the execution of a deed of variation or a new tenancy agreement; and

(d) payment of the reasonable costs incurred by the Landlord in connection with the variation.

Until such variation or new agreement is completed, all Tenants remain jointly and severally liable for the obligations under this agreement.

Notice must be given in writing, which may include letter or email. Leaving early - the Tenant may end the tenancy before it would otherwise end with the prior written consent of the Landlord or the Agent.

Such consent may be given subject to reasonable conditions, which may include:

The Tenant paying the reasonable pro rata costs incurred by the Landlord in re-letting the property.

And the Tenant continuing to pay the rent until the earlier of:

- The date specified in the Tenant's notice; or
- The date on which a new Tenant takes occupation of the property.

If the Tenant is the sole agreement holder and they die, this agreement ends one month after his death or, if earlier, when the Landlord is given notice of the Tenant's death by authorised persons.

8. When this agreement ends This section sets out the obligations of the Tenant and Landlord when the tenancy comes to an end

8.1. Vacant Possession and Condition The Tenant must give the Landlord vacant possession of the property at the end of the tenancy.

- The property and its contents must be returned in the same condition as at the start of the tenancy, allowing for fair wear and tear.
- Any items moved during the tenancy must be returned to their original position.

- Where the property or its contents have been left in a condition requiring cleaning beyond fair wear and tear, the Tenant shall be responsible for the reasonable cost of cleaning, repairing or replacing .

8.2. **Return of Keys** The Tenant must return all keys to the Landlord or Agent by the end of the tenancy. If keys are not returned, the Tenant may be liable for the reasonable costs incurred by the Landlord in securing the property, including replacement locks where necessary.

8.3. **Access for Viewings** During the Tenants Notice Period, the Tenant agrees to permit reasonable access to the property for viewings by prospective Tenants or purchasers.

Access must:

- 8.4. Be by prior appointment.
- 8.5. Be at reasonable times; and
- 8.6. Be subject to the Tenant's consent, which must not be unreasonably withheld or delayed.

8.7. **Goods left at the property** Any goods left at the property after the tenancy ends may be removed and stored by the Landlord.

The Landlord will:

- 8.7.1. Take reasonable steps to notify the Tenant; and Allow the Tenant a reasonable period (not less than 14 days) to collect the goods. If the goods are not collected within a reasonable time, the Landlord may dispose of them. The Tenant will be liable for the reasonable costs of removal, storage, and disposal.

This clause is subject to the Landlord's obligations under the torts (interference with goods) act 1977.

8.8. **Deposit** The Deposit will be returned to the Tenant in accordance with:

The terms of this agreement; and The requirements of the relevant tenancy Deposit protection legislation.

Deductions may be made for any breach of this agreement, including damage, cleaning, rent arrears, or other losses properly incurred by the Landlord.

8.9. **Data and References** The Landlord or Agent may provide a reference relating to the Tenant's conduct of the tenancy to a prospective Landlord or Agent, where requested. Any personal data will be processed in accordance with applicable Data Protection Legislation.

9. Guarantor warranty - Guarantor agreement (deed)

- 9.1. **Nature of Guarantee** In consideration of the Landlord granting the tenancy to the Tenant, the Guarantor agrees to guarantee the performance of the Tenant's obligations under this agreement.

If the Tenant fails to comply with any obligation, the Guarantor shall, on demand, pay and make good to the Landlord all losses, costs, damages, and expenses reasonably incurred.

- 9.2. **Joint and Several Liability** The Guarantor's liability shall be joint and several with the Tenant. The Landlord may pursue the Guarantor without first taking action against the Tenant.

9.3. **Continuing Guarantee This guarantee is a continuing guarantee and shall apply:**

- For the duration of the tenancy; and To any statutory periodic tenancy arising after the fixed term; and To any continuation, renewal, or replacement tenancy of the same property granted to the Tenant.

9.4. **Variations and Rent increases The Guarantor agrees that this guarantee shall continue to apply notwithstanding:**

- Any variation of the tenancy.
- Any increase in rent made in accordance with statute.
- Any extension, renewal, or periodic continuation of the tenancy; or
- Any delay or indulgence granted by the Landlord to the Tenant.

9.5. **No release of liability**

The Guarantor shall not be released from liability by:

- Any time or concession given to the Tenant.
- Any failure by the Landlord to enforce the terms of this agreement.
- Any change in the Tenant's circumstances.

9.6. **Duration of Liability**

The Guarantor's liability shall continue until:

- The tenancy has lawfully ended; and
- The Tenant has given vacant possession; and
- All sums due under the tenancy have been paid in full.

9.7. **Multiple Guarantors**

Where there is more than one Guarantor, each Guarantor shall be jointly and severally liable.

9.8. **Legal Costs**

The Guarantor shall be liable for the reasonable legal costs incurred by the Landlord in enforcing this guarantee, to the extent permitted by law.

9.9. **Data and Referencing**

The Guarantor consents to the Landlord or Agent carrying out reasonable identity, credit, and referencing checks.

Personal data will be processed in accordance with applicable data protection legislation.

The Guarantor must provide positive proof of his identity. A copy of a driving licence with a photograph or a copy of his passport is acceptable.

9.10. It is advised the Guarantor to initial all pages.

this agreement is governed by the laws of England and Wales

DEFINITIONS For the purposes of this Agreement the following definitions apply:

"Service of Notices" Service of such notice will be in accordance with the provisions of S196 of the Law of Property Act 1925 Any notice served under this Agreement shall be deemed properly served if: (a) delivered by hand to the last known address of the recipient; (b) sent by first class post; or (c) sent by email where the recipient has agreed to electronic service.

A notice sent by first class post shall be deemed served two working days after posting unless the contrary is proved..

"Agreement" means this tenancy agreement and any schedules or addenda attached to it.

"Deposit" means the tenancy Deposit paid by the Tenant as security for the performance of the Tenant's obligations.& **"The Deposit Scheme"** referred to as **"TDS"**

"Inventory" means the written schedule describing the condition and contents of the Property at the start of the tenancy. A full inventory will be provided at the start of the tenancy and forms part of this agreement.

"Landlord" includes the person named as Landlord in this Agreement and any person who is from time to time entitled to receive the rent.

"Tenant" includes all joint Tenants named in this Agreement and any person deriving title from them.

"Property" means the dwelling described in this Agreement together with any fixtures, fittings and contents listed in the Inventory.

"Rent Payment Day" means the day on which rent is payable under this Agreement.

"Tenancy" means the periodic assured tenancy created by this Agreement.

Any **"Charge"**, **"Fee"** or **"Payment"** required from the Tenant to the Landlord under this Agreement shall only be payable where such payment is permitted under the Tenant Fees Act 2019 or any other applicable law.

Where a payment would be prohibited under that legislation, the Landlord shall not request or require the Tenant to make such payment. Nothing in this Agreement prevents the Landlord from recovering reasonable and properly evidenced losses or damages arising from the Tenant's breach of this Agreement through any lawful remedy available under the law.

ENTIRE AGREEMENT - THIS AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES RELATING TO THE TENANCY AND SUPERSEDES ANY PREVIOUS DISCUSSIONS OR REPRESENTATIONS.

- where the Tenant or Guarantor comprises more than one person, their obligations shall be joint and several.
- words importing the singular shall include the plural and vice versa, and words importing any gender shall include all genders.
- a person who is not a party to this agreement shall have no right to enforce any term of this agreement under the contracts (rights of third parties) act 1999.
- **Severance** If any provision of this Agreement is held by a court or competent authority to be invalid, illegal, or unenforceable, that provision shall be deemed severed from this Agreement and the remaining provisions shall continue in full force and effect.
- **Changes in Law** This Agreement shall be interpreted and applied in accordance with the law in force at the relevant time. Where legislation, statutory instruments, or case law changes the legal effect of any provision of this Agreement, the parties agree that such provision shall be read and applied so as to comply with the law then in force.

Signed and executed as a deed by the parties:

Dated	{{TENANCY_TENANTS_ALL_SINGLELINE}} Dated	Dated
Landlord(s) signature(s)	Tenant(s) signature(s)	Guarantor(s) signature(s) Signing MUST be Witnessed
In the presence of:		
Witness signature _____ Full name Dated Address	Witness signature _____ Full name Dated Address	Witness signature _____ Full name Dated Address

Where applicable maybe stamped by notary public or commissioner of oaths:

Tenant signoff – confirming they have received information

The Tenant confirms before the tenancy started they have received – the following documents

- A full inventory will be provided at the start of the tenancy and forms part of this agreement. (including meter readings)
- 'Reporting Repairs Addendum' attached to this Agreement.
- Valid **gas safety** certificate (cp12) before tenancy started
- Valid **EPC** certificate before tenancy started. rating of no less than e or as revised by prevailing legislation (subject to change)
- Valid **electrical safety certificate**
- Property Licence Requirements** – Should there be a requirement to disclose additional information such shall be attached and signed by the Tenants as received
- Prescribed information and scheme leaflets/scheme rules** relating to the protection of Deposit monies. Must be provided to Tenant[s] and any other person who paid such monies
- Tenant GDPR** consent form if not previously consented [GDPR](#)

All Tenants must SIGN and each be provided the above individually.

_____ dated _____

_____ dated _____

_____ dated _____

_____ dated _____

_____ dated _____

_____ dated _____

Name _____

Tenancy Deposit protection (England & Wales) :

Prescribed information required under section 213(5) of the Housing Act 2004 and in accordance with statutory instrument 2007 no. 797, the housing (tenancy Deposits) (prescribed information) order 2007

The parties

The Tenant name, address and telephone number of Tenant or anyone providing a Deposit on their behalf

Tenant name(s): {{TENANCY_TENANTS_ALL_SINGLELINE}}

Address: {{TENANCY_ADDRESSPREFIX}}

Telephone no.: : _____ fax no.: : _____

Email address: : _____

If somebody else other than the Tenant paid the Deposit – on behalf the Tenants such as parent, council, charity etc. In such cases, they must be provided a copy of this prescribed information.

Name(s) of person/entity : _____

Address: : _____

Telephone no.: : _____ fax no.: : _____

Email address: : _____

The Landlord

Landlord/agent name(s):

Address:

Telephone no.:

Fax no.: : _____

Email address:

Authorised tenancy Deposit scheme details Your Deposit has been protected with (insert name address, postcode, phone, email, fax, web) (delete as appropriate)

The Deposit Protection Service (DPS) The Pavilions Bridgwater Road Bristol BS99 6AA Telephone: 0330 303 0030 Email: contactus@Depositprotection.com	MyDeposits 1st Floor, Premiere House Elstree Way Borehamwood Hertfordshire WD6 1JH Telephone: 0333 321 9401 Email: info@myDeposits.co.uk	Tenancy Deposit scheme (TDS) West Wing, First Floor The Maylands Building 200 Maylands Avenue Hemel Hempstead HP2 7TG Telephone: 0300 037 1000 Email: Deposits@tenancyDepositscheme.com
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Tenancy details

On _____ **{{TENANCY_DEPOSIT_AMOUNT}}**

was paid in respect of the tenancy for and including, if applicable, the Landlord's possessions listed in the "inventory" for

Deposit return

The Tenant has requested that at the end of the tenancy; the Deposit should be returned to the person named below. Where such Deposit has been paid by a third party such as the council, a parent etc the Landlord must return the Deposit to that party.

Name(s) of person/entity: _____

Address: _____

Telephone no.: _____ fax no.: _____

Email address: _____

Circumstances under which Landlord may retain all or part of the Deposit

The Landlord may make such deductions from the Deposit as are reasonable should the Landlord suffer any loss as a result of the Tenant's breach of the terms of the agreement. This includes:

- 1) Reasonable costs and compensation where the property and contents are returned in a less favourable condition than given at the beginning of the tenancy (subject to fair wear and tear)
- 2) Non-payment of any rent or interest on any amount, which was not paid when it was lawfully due
- 3) Non-payment of any utilities, television licence, communication services (including reconnection charges) or council tax bills relating to the property
- 4) The Tenants allow overcrowding that results in noncompliance with the number of allowed occupants or fines for the Landlord
- 5) Loss associated with the breach of any restrictive covenants to which the property is subject
- 6) Reasonable costs for replacing alarm codes or keys or and locks on failure to return codes or keys
- 7) Reasonable costs and compensation where the Tenant unreasonably or wilfully obstruct the Landlord or his Agents or contractors from performing their repair and maintenance obligations
- 8) Any insurance excess if the claim was as a result of the failure of the Tenant or someone the Tenant had invited into the property to act reasonably
- 9) Reasonable costs of the Landlord securing possession where the Tenant has failed to comply with a lawful notice to leave the property or where they leave earlier than the tenancy agreement permits
- 10) Reasonable costs for the disposal, removal, replacement and/or storage of items, which are left at the premises at the end of the tenancy

Other information required

Attached to this notice is a copy of the scheme terms and conditions, which explains:

- ✓ The operation of the provisions relating to tenancy Deposit schemes contained in the Housing Act 2004.
- ✓ The procedures that apply under the scheme by which an amount in respect of a Deposit may be paid or repaid to the Tenant at the end of the tenancy.
- ✓ The procedures that apply under the scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy.
- ✓ The procedures that apply under the scheme where the Landlord and the Tenant dispute the amount to be paid or repaid to the Tenant in respect of the Deposit.
- ✓ The facilities available under the scheme for enabling a dispute relating to the Deposit to be resolved without litigation.

Landlord's certificate

I confirm that the information provided in this notice and attachments is accurate to the best of my knowledge and belief and the Tenant has had the opportunity to read and sign a copy of this notice

Signed (Landlord)		Dated
----------------------	--	-------

Tenant' confirmation (and that of any relevant person)

I confirm that I have been given the opportunity to examine this information. I confirm by signing this document that to my knowledge and belief the Tenant information provided above is accurate.

Signed Tenant	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	Dated
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Signed (relevant person)		Dated
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TENANCY ADDENDUM – REPORTING REPAIRS

(Forms part of the Tenancy Agreement) for

1. Purpose

This Addendum forms part of the Tenancy Agreement and sets out how repair issues must be reported, who is responsible for receiving such notifications, and the expectations of both the Landlord/Agent and the Tenant.

2. Contact for Repairs

The Tenant must report all repair issues to:

of

using the contact details provided at the start of the tenancy.

- Telephone _____
 - Email _____
-

3. Address for Service & Notifications

The Tenant may notify the Landlord or Agent (if used) of repair issues or legal notices using the address stated above.

4. How to Report Repairs

The Tenant should report all repair issues as soon as reasonably possible.

Preferred methods of reporting may include:

- Telephone
- Email
- Written notice

The Tenant may use any reasonable method of communication to notify the Landlord or Agent.

When reporting an issue, the Tenant should, where possible:

- Provide a clear description of the issue
 - State where the issue is located within the property
 - Provide supporting photographs or information
-

5. Urgent and Safety Issues

The Tenant must notify the Landlord or Agent **immediately** if any issue arises which may affect health or safety.

Examples include (but are not limited to):

- Water leaks or flooding
 - Electrical faults
 - Gas issues
 - Damp or mould
 - Heating failure
 - Structural concerns
-

6. Access for Repairs

The Tenant agrees to:

- Provide reasonable access for inspection and repair
 - Cooperate in arranging suitable times
 - Allow access in emergencies where immediate action is required
-

7. Tenant Responsibilities

The Tenant is responsible for routine consumables and minor upkeep, including:

- Replacing light bulbs
- Replacing batteries in alarms where reasonably accessible
- Maintaining reasonable ventilation
- General cleanliness of the property

Where reasonably and safely able to do so, the Tenant should take simple steps to prevent avoidable damage.

8. Preventing Further Damage

The Tenant must:

- Take reasonable steps to limit damage once an issue arises
 - Avoid actions that may worsen the condition
 - Notify the Landlord or Agent without delay
-

9. Landlord / Agent Responsibilities

The Landlord or Agent will:

- Respond within a reasonable time depending on the nature of the issue
 - Investigate reported matters
 - Arrange repairs where legally required
-

10. Acknowledgement

The Tenant acknowledges that:

- The Landlord or Agent may not be aware of issues unless they are reported
- Prompt reporting allows issues to be addressed more quickly
- Delay in reporting may result in the issue becoming more serious

11. Agreement

This Addendum forms part of the Tenancy Agreement.

Signatures

Tenant:

_____ Date: _____

Tenant:

_____ Date: _____

Tenant:

_____ Date: _____

Tenant:

_____ Date: _____

Tenant:

_____ Date: _____

Tenant:

_____ Date: _____

Landlord / Agent:

_____ Date: _____

