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WARNING: This is a legally binding document, Sign it
only after you have read it completely **(All 6 pages)** and agree to it

**ASSURED SHORTHOLD TENANCY AGREEMENT**for a furnished (unfurnished) dwelling

Reference to the word ‘Landlord’ in this Agreement will include an Agent or any other person acting on behalf of the Landlord
 Reference to ‘Tenant’ in this Agreement will include all relevant persons (Jointly and severally) named within or associated with making this Agreement

LANDLORD NAME: .....................................................................................................................…………….…..…

LANDLORD ADDRESS: …………………………………………………………..………………….………………...……

LANDLORD TEL NO:……………......................................... EMAIL:………….…………..……………………………

**A**

TENANT(S) Jointly and Severally

(1)....................................................................................(2) ...................................................................................

(3)....................................................................................(4) ...................................................................................

**B**

TENANCY The Landlord agrees to let and the Tenant(s) agree(s) to take the dwelling (“the Premises”) known as and situated at

ADDRESS:

For a fixed term from \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_ to \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_

RENT: £ payable in advance every calendar month

**C**

1. The Landlord lets and the Tenant(s) take(s) the premises for the term specified above.

2. This Agreement is intended to create an Assured Shorthold Tenancy as defined in Section 19A of the Housing Act 1988 as amended by the Housing Act 1996 and 2004.

 day of 20

3. The Tenant(s) shall pay the first full payment of rent on the

4. This Tenancy does/does not include the use of any off-street parking or garage
5. This Tenancy does/does not *(delete as reqd)* include the use of the Landlords furniture and effects except for:-

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6. This Agreement may be brought to an end (But not earlier than the expiry of the term certain) by the Tenant(s)
 giving to the Landlord**at least ONE CALENDAR MONTHS WRITTEN NOTICE**

 7. One month before the end of the FIXED TERM, it shall be the *ABSOLUTE DUTY* of the Tenant(s) to notify

 the Landlord in writing if Tenant(s) intends to surrender the Tenancy on the expiry of the *TERM CERTAIN.*

1. If no notice of surrender of Tenancy is issued, then at the end of FIXED TERM the tenancy automatically becomes a Statutory Periodic Tenancy, all terms/conditions being unchanged.
2. The rent may be reviewed and may be increased at the end of the term certain and annually thereafter.
3. If two or more persons are the Tenant(s), the Landlord may enforce the terms of this agreement against all or any named individuals.

£

11. The Tenant(s) will pay the Landlord the deposit of on the signing of this Agreement & the deposit shall be
 held/lodged against any claim for non-payment of rent, damage caused to the contents & the premises during the tenancy,
 or any breach of the Agreement. Otherwise deposit will be returnable in full to tenant(s) in accordance with terms of Tenancy
 Deposit Scheme below that it is placed. The Tenant(s) as per (Ticked Box D below) confirms they know where their deposit

 is placed & it has been agreed lead tenant for deposit scheme ticked below is: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**D**  \* If none write **“ NO DEPOSIT TAKEN**” here:- \*

|  |
| --- |
| **PRESCRIBED INFORMATION FOR THE PURPOSE OF: Sect 212-215 & Sect:10 and 250(2)(b) of the Housing Act 2004 are contained in Sections A B and C above and within this Assured Shorthold Tenancy Agreement** **\* Please tick the appropriate scheme below used and cross through the others that are not applicable\*** |
| **CUSTODIAL:** The deposit (as in 11. above) will be protected by the **Deposit Protection Service (DPS)** The Pavillions, Bridgwater Road Bristol BS99 6AA Tel: 08444 727000 Web: [www.depositprotection.com](http://www.depositprotection.com). In accordance with terms & conditions and repayment procedures etc. An Alternative Dispute Resolution Service (ADR) is run by the Chartered Institute of Arbitrators.  |
| **INSURANCE BASED**: The deposit (as in 11. above) will be protected by The Tenancy Deposit Scheme, The Dispute Service Ltd, P.O. Box 541, Amersham, Buckinghamshire HP6 6ZR Tel: 0845 226 7837 Web: [www.tds.gb.com](http://www.tds.gb.com). In accordance with the terms and conditions and repayment procedures of the TDS.  | **INSURANCE-BASED**: The deposit (as in 11. above) will be protected by Tenancy Deposit Solutions Ltd 11st Floor Premiere House, Elstree Way, Borehamwood, Hertfordshire WD6 1JH Tel: 0333 3219401 Web: [www.mydeposits.co.uk](http://www.mydeposits.co.uk). In accordance with the terms and conditions and repayment procedures. An alternative Dispute Service (ADR) is run by the Chartered Institute of Arbitrators. |

THE TENANT(S) WILL AND AGREES TO:-

1. Pay the Rent at the times and in the manner specified in this Agreement.

1. Pay interest on any Rent in arrears for 14 days or more at the rate of 3% per annum calculated from the date upon which the Rent was due for payment until the date upon which it is paid.
2. Pay all charges in respect of any Gas, Electricity, Heating-oil, Water, Telephone, Television License and Televisual services used at or supplied to the premises.
3. Pay the Council Tax or other Local Taxes in respect of the premises to the relevant billing authorities.
4. Pay the costs of ANY contractor or other person(s) called to the premises without the prior consent of Landlord in writing or for work for which Landlord is not responsible. (Including Locksmith if Tenant(s) locks themselves out)
5. Pay for the cleaning of all curtains, pillows, duvets, bedspreads, or blankets (If any) if used by the Tenant(s).
6. Not deduct the deposit or any other sum from any rent payment. Not damage or injure the Premises.
7. Keep drains, gutters and pipes free and clear from any obstructions and not dispose of ANY item out of any window.
8. Tenant(s) permit the Landlord, Landlord's employees or Landlord's Agent upon giving 24 hours prior notice verbally or via text, letter or email (Except in the event of an emergency when no notice shall be required – See point 10. below) to enter the Premises with or without workmen & equipment and to view the state and condition thereof and, if necessary carry out any repairs, alterations or other works. When repairs are requested by the Tenant(s), the workmen may be given a set of keys to gain access and may enter to carry out repairs without prior notice of exact time. If requested Tenant(s) agree to take time of work and stay at home and provide access for any repairs, alterations or other works.
9. Tenant(s) permit the Landlord, Landlord's employees or Landlord's Agent immediate access to the property in the event of an emergency, including but not limited to an imminent risk to your health and safety or members of your household or other persons in the vicinity.
10. Tenant(s) permit the Landlord or Landlord's Agent upon giving 24 hours prior notice verbally or via text, letter or email to enter and view the property with any future prospective occupiers or purchasers.
11. The premises is/is not *(delete as reqd)* a shared property (ie House of multiple occupation) If the premises is a shared property the following applies:- The Tenant(s) has exclusive use of their entire bedroom only (Bedroom as documented on Page 1, Box C) but not exclusive use of communal areas such as kitchen, bathroom, lounge, hallways, stairs and landings as these are shared with other tenant(s) – The Tenant(s) agrees Landlord does not require to give them individual notice to enter the premises and access communal areas to visit other tenants, take meter readings, check carbon monoxide detectors/smoke alarms, carry out viewings of empty bedrooms, carry out repairs, alterations or other works to any other parts of the property. Should the Landlord be required to enter Tenant’s bedroom then Page 2, Paragraph 9. above applies. If shared property and Tenant(s) bedroom has a lock Tenant(s) agrees to keep bedroom locked at all times when the Tenant(s) is not inside the premises.
12. Endeavour to keep clean the windows of the premises occupied during the term of the Tenancy.
13. Not assign underlet charge or part with or share possession or occupation of the property or any part thereof,
or take in any Lodger, Paying Guest or any other person without the prior written consent of the Landlord.
14. Not to use the premises other than for the purpose of a single dwelling house/flat *(Delete as reqd)* nor carry out any trade or profession from the premises nor use or possess any illegal substances in the premises.
15. Use the premises in a Tenant-like manner and not to cause or do anything, which would be a nuisance or annoyance to any adjoining occupiers of any adjoining premises or neighbours.
16. Not to do anything that would cause an increase in the premium of the insurance of the premises. The Tenant(s) agrees they are responsible for obtaining their own insurance to cover all of Tenant(s) own personal possessions and legal liabilities. The Tenant(s) confirms Landlord is not under any circumstances liable for any damage, theft or loss of any of the Tenant(s) contents, possessions or legal liabilities.
17. Not have access to nor use any loft or attic space without the prior consent of the Landlord, in writing.
18. Not fix or suffer to be fixed to any of the interior or exterior of the premises or its windows any item, notice, sign, sticker, poster or advertisement without the prior written consent of the Landlord.
19. Not without the prior written consent of the Landlord keep any Cat, Dog, Reptile or pets of any kind on the premises. For the avoidance of doubt damage by pets is not considered to be fair wear and tear.
20. Advise us by giving us reasonable notice written notice if you intend to be absent from the property for more than 14 days and to provide the actual dates that the property will be unoccupied. For an absence over 28 days you agree that we may have access to the property during the period of absence to keep the property insured and to take reasonable precautions to mitigate damage and to protect the property.
21. The Tenant(s) agrees to adequately ventilate whole property on a daily basis and to open windows (Including whole of winter period) to prevent formation of condensation and mould and agrees to pay all painting and redecorating repair costs in full if Tenant(s) does not ventilate premises adequately. The Tenant(s) also agrees not to block up or tape over any ventilation covers situated inside or outside the property.
22. Not apply adhesive, adhesive tape, fix tape, blu tack, stickers, pin nails or other fixings of any kind to the walls, wallpaper or decorated surfaces of the premises including ceilings, woodwork, doors or any furniture/appliances.
23. Keep all external doors and windows of the premises locked at all times when the Tenant(s) is not in the premises.
24. Forward any notice, order, proposal, or legal proceedings affecting the property or its boundaries to Landlord or Agent immediately upon receipt of any notice, order proposal or legal proceedings.
25. Forward to the Landlord immediately upon receipt any/all post or correspondence addressed to the Landlord or Agent received at the premises.
26. Keep any garden space, driveways, lawns, hedges, flower beds, shrubs and rockeries at the premises in good and safe condition and as neat, tidy, free from rubbish and properly tended as they were at the start of the tenancy. The Tenant(s) agrees to attend to and maintain any garden space provided at least of twice every month and keep it in exactly the same condition as it was at the start of the tenancy throughout their tenancy. If this is not carried out regularly Tenant(s) agrees to pay the costs in full for Landlord to employ a gardener to visit premises and regularly maintain the garden space on their behalf throughout the Tenancy.
27. Tenant(s) agrees not to alter the general layout of the garden in any way or cut down, lop, remove or otherwise damage any existing trees, shrubs or plants (With the exception of normal pruning) without obtaining the Landlords written consent.
28. Tenant(s) agree to keep leaves and any debris/litter out of any drains and gutters easily accessible at the property.
29. Must not use any form of heating other than that we have provided (Paraffin heaters, portable gas heaters, LPG, electric heaters, electric fires, electric oil-filled radiators) Nor bring into the premises any combustible fluid.
30. Not alter,pull-down,add to or in any way interfere with the construction or arrangements of premises or its rooms.
31. Make every effort to prevent damage by water penetration to the decorations and contents and undertake to inform the Landlord immediately of any water leak or penetration by water both internally or externally at the premises.
32. Take reasonable precautions to prevent frost or similar damage to the property or the building. If the property or building is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave enough heating on to prevent the water system freezing, or turn off the water supply at the main stopcock and open all the other water taps and valves in the property or the building to drain the tanks of hot and cold water.
33. Tenant(s) agree not hang or allow to be hung any clothes or any other items out of the windows of the premises.
34. Inform the Landlord immediately of any outbreak of fire or of any burglary or attempted burglary.
35. Tenant(s) agrees not to install any new locks in the premises nor alter or change any existing locks in the premises.
36. Tenant(s) agrees not to change alarm codes or have any duplicate keys cut without Landlord’s written consent.
37. Tenant(s) permit the Landlord or Landlord's Agent to hold a set of keys for the premises throughout the Tenancy.
38. Any type of pest infestation becoming apparent must be reported to Landlord/Agent immediately. If infestation is reported after the first 7 days of tenancy commencing then cost of treatment is responsibility of the Tenant(s).
39. The Tenant(s) confirm they have received a copy of the Energy Performance Certificate for this premises before signing this agreement and confirm they are happy with both the content of the Energy Performance Certificate and the properties energy rating.
40. The Tenant(s) confirm they have received a copy of the current version of “How to rent” information guide issued by the “Department for Communities and local Government”
41. Tenant(s) confirm they received a copy of :-\_\_\_\_\_\_\_\_\_\_\_\_\_­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
42. Tenant(s) confirm the following items were tested :- \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ together with the Landlord/Agent at check in/move in and keys released to the Tenant(s).
43. Not affix or have fixed to the interior or exterior of the premises any Satellite Dish, Aerial, Cable or any other item of any kind without first obtaining the written consent of the Landlord.
44. Keep clean and not obstruct all stairways leading to the premises and not obstruct any passageways or communal areas inside the premises with any bicycles, prams, boxes, bins, bin bags, rubbish or similar items which would create both a fire hazard and fire exit route obstruction.
45. Be responsible for care and cleanliness of whole property, stairways, lobbies, bedrooms, sitting room, bathroom, kitchen and any outside space/garden and allow other people who are entitled to use them to do so. All cooking appliances must be properly washed and cleaned after each use, all utensils must be properly washed, dried & put away. (If not Tenant(s) agrees to pay reasonable cleaning/maintenance costs if property is not kept clean, hygienic and in a safe and habitable condition) If a mattress is supplied it must have both a mattress protector on and also a bed sheet on at all times throughout the tenancy.
46. Tenant(s) agree to inspect any smoke or carbon monoxide alarms in the property regularly, replacing any batteries if necessary. In addition, Tenant(s) agree to inform Landlord or Landlords Agent as soon as practically possible if fault arises (Such as loud beep or flashing light) in any smoke, carbon monoxide or fire alarm system.
47. Not have any loud or disturbing visitors or guests in the premises between the hours of 9.30pm and 9.00am.
48. Not carry out any internal or external decorating without first obtaining the written consent of the Landlord.
49. Not move any of the Landlord’s furniture, contents or possessions provided out of the premises.
50. Dispose of all refuse in accordance with Local Authority requirements including separating waste into receptacles provided for re-cycling.
51. NO SMOKING of any cigarettes or any other substance of any kind anywhere inside the property (Including electric cigarettes) The use of candles and josh sticks is strictly prohibited in the premises at all times.
52. Not hold parties, make noise or use sound reproduction equipment or musical instruments in or about the property in such a manner so as to cause a nuisance to other persons in or outside the property.
53. Not bring into the premises any electrical equipment, which doesnt comply with current U.K. electrical regulations
54. No washing machine in the property shall be operated and in particular, shall be left to operate by itself automatically, unless Tenant(s) is present at all times in property during such operation. NOISE - Nor operate it at times that may cause annoyance to other occupants/neighbours. The Tenant(s) shall expressly be held solely and fully responsible for any damage caused to the property or anything therein caused as a result of such operation by the Tenant(s) in breach of the provisions of this clause.
55. Tenant(s) agree to leave all of the Landlord’s furniture and contents at the end of the Tenancy in exactly the same rooms and the exact same position in which they were at the commencement (ie 1st day) of the Tenancy. (Reasonable labour costs will be charged/deducted if this is not adhered to – 2 people will need to be employed when either large or heavy object needs lifting/moving back to their original position)
56. Return the premises at end of the Tenancy in a very clean and tidy condition and agrees the Landlord can dispose of any effects left after the end of the Tenancy and Tenant(s) agrees to pay all rubbish removal costs incurred in full. (Minimum callout charge for local rubbish clearance company to dispose of any rubbish is £60)
57. Return the keys of the premises to the Landlord/Agent by 12pm on the final day of the Tenancy.
58. If the property has a Saniflo, (ie an electrical product that is installed at the rear of a toilet and designed to blend and chop up human excrement/waste) it is VITAL nothing other than human waste and toilet tissue is put/flushed down the toilet. No other items of any kind whatsoever as it will break the Sanifo. If repair is reported and a Sanifo engineer finds items in the Sanifo that should not be there the Tenant(s) agrees to pay FULL cost of repair or replacement of the Sanifo if not repairable. (This includes any issues, repairs or damage caused by anything claimed to be an accident or caused by any visitor or guest visiting the Tenant(s) - Please note a new Saniflo costs around £475 including fitting)
59. NO WET WIPES of any kind even ones that state they are flushable, condoms, tampons, etc put down any toilet in the property. Only human waste and toilet tissue is to be put/flushed down any toilet in the property.
60. The Tenant(s) agrees to return property at end of Tenancy exactly as it was documented in original photos taken in photo inventory carried out at start of Tenancy. (Fair wear and tear accepted) Tenant(s) agrees to pay full repairs and cleaning costs to return property to the same condition and make good ready for the next Tenant(s). (Cleaner normally costs £15 per hour, with minimum charge of £60 - Carpet cleaning company normally costs £95 for 1 bed flat and upwards depending on size)
61. To pay to the Landlord all costs expenses, on an indemnity basis, incurred by the Landlord in the recovery from the Tenant(s) of any Rent or any other money which is in arrears. Pay to the Landlord all costs and expenses of the enforcement of any of the provisions of this Agreement. Pay to the Landlord all costs and expenses of the service of any notice relating to the breach by the Tenant of any of the Tenant(s) obligations under this Agreement whether or not the same shall result in court proceedings.
62. Not have water meter fitted in the premises where one is not already installed without Landlord’s written consent.
63. Defrost the freezer or any freezer compartment regularly. Tenant(s) agree to pay for the reasonable cost of making good any damage that is caused or pay a new appliance contribution if failed to defrost freezer regularly.
64. Park vehicle(s) or motorbike in your garage (If parking or garage is specified in this agreement) or on your parking space designated to you only and without causing any obstruction to neighbours.
65. Tenant(s) agrees not use garage or parking space (If parking or garage is specified in this agreement) for any purpose other than the storage of a private motor car or motorbike without Landlords written permission.
66. The Tenant(s) agrees to keep all electric lights in good working order and in particular to replace all bulbs, fluorescent tubes and fuses throughout whole premises (Including all communal areas that Tenant(s) has access to both internally and externally at the premises) and will replace them within 4 days once they have stopped working.
67. If we give you written notice and request to repair any damage that you have done deliberately or was caused by the neglect or carelessness of you or anyone else living in or visiting you at the property. (This includes repairing damage caused in this way to the property, the building or shared areas, replacing any broken glass in windows and repairing or replacing any damaged fittings and installations) If you do not repair the damage you are responsible for, we can claim the reasonable cost of making good this damage or we may give you written notice asking you to repair the damage within a reasonable period of time, depending on the repairs that need to be done. If you fail to do this within the period of notice given, we may then carry out the work and if necessary enter the property (After giving you at least 24 hours notice) to do so. You will have to pay us for the reasonable cost of this work.
68. Report immediately to the Landlord any brown or sooty build up around gas appliances or any other suspected faults with any appliances. Tenant(s) agree to immediately stop using any suspected faulty appliance.
69. Ensure that when bringing any furniture or furnishings into the flat they are up to current Fire Regulation Standard (fire retardancy). The Landlord cannot be held responsible for the Tenant(s) furniture or furnishings.
70. Not change the supplier of the utilities and Services or install or cause or authorise installations relating to the supply of water, electricity, gas or other Services to the property without Landlords written permission.
71. The Tenant(s) agree that only he or she will contact the Landlord with any complaints or maintenance problems themselves. The Agent/Landlord will not enter into correspondence or conversation with any third party even if related to the Tenant(s). The Tenant(s) will contact the Landlord with any signs of damp, overflowing drains or anything else that may indicate repairs are required. If an appliance is involved the Tenant(s) will stop using it immediately.
72. The Tenant(s) agrees to occupy the property as their only or principal home.
73. Tenant(s) agree to provide Landlord/Agent with a forwarding address once the Tenancy has come to an end.
74. If the property is situated in an area where parking permits are required to park vehicles on the street outside the property, Tenant(s) agree to apply for and obtain the maximum amount of annual visitors parking permits allowed for the property (Details of parking permit schemes can be found on your local council’s website) at the start of the Tenancy and supply free of charge to future tradesman attending the property to carry out any future maintenance or repairs required to the premises throughout the tenancy term.
75. The Tenant(s) authorises the Local Authority to discuss with the Landlord and the Landlords Agent the full details of any Housing Benefit Claim or Council Tax Bills due in relation to the renting of the property.
76. Keep fire doors and fire escape corridors clear at all times. Not leave self-closing doors propped open when the Premises is unattended, or at night-time. Kitchen doors must be kept closed at night for your own safety.
77. Tenant(s) gives consent to the Landlord/Agent to processing and storing all of your personal details, personal paperwork/documents and all other information you provided to us.
78. Tenant(s) agree they are responsible (Under the Occupiers Liability Act 1984) for verifying the suitability of the property for themselves and any member of their household or any guests and other visitors who attend the property including but not limited to any potential hazards, gardens, fences, ponds, gates, sheds or outbuildings, especially in relation to the safety of young children. (Or any pet if Landlord has given written consent to allow a pet at the property)
79. **DATA PROTECTION ACT** **I/We The Tenant(s) agree that in the event of a serious breach of this Tenancy Agreement my/our personal details and details of the breach/misconduct will be entered and held in a national database(s) / register(s). These details will be made available to all other Letting Agencies and Landlords for the purposes of deciding whether or not to enter into contracts with potential tenants.**

**My/our personal details may also be provided to a debt collection agency, enforcement agent or private investigator.**

 INSERT HERE ANY SPECIAL CONDITIONS – (Use separate sheet if necessary)

THIS AGREEMENT may be brought to an end by the Landlord giving to the Tenant Notice of Seeking Possession of a Property Let on Assured Tenancy based on ground 2 or 8 in Part 1 of Schedule 2 of the Housing Act 1988 or on grounds 10, 11, 12, 13, 14, 15, 16, or 17 in Part II of Schedule 2 of the Housing Act 1988.

IT IS HEREBY AGREED that any Notice to be served upon the Tenant(s) by the Landlord shall be sufficiently served if left at the premises in the form of a letter addressed to the Tenant(s)or sent by post in a letter addressed to the Tenant(s) at the premises (in the last instance service shall be deemed to be made at a time in which the letter would in the ordinary course be delivered when stamped as first class mail)

PROVIDED ALWAYS that if the said rent or any part thereof shall be in arrears for at least seven days after the same shall have

become due (whether formally demanded or not) or if the Tenant(s) shall commit a breach of any of the several agreements and

stipulations herein contained then and in such case it shall be lawful for the Landlord at any time thereafter to re-enter upon and

take possession of the premises and of the said furniture and effects but without prejudice to the other rights of action which the

Landlord may have to recover all such rent in arrears plus any damages and costs in respect of any breach of this agreement.
THE LANDLORD hereby agrees with the Tenant(s) that the Tenant(s) paying the rent and performing and observing all the agreements herein contained shall quietly posses and enjoy the premises during the Tenancy without interruption from the Landlord (Here meaning only the party hereto personally and not any reversioner) or any person claiming in trust for him.

West of England Code of Good Management Practice recommends the following maintenance timescales once a fault has

been reported. The Landlord/Letting Agent will keep as far as practicable to this timescale guide:-

**Emergency repairs** – 24 hours (Affecting health or safety eg major electrical fault, blocked WC)

**Urgent repairs** – 5 working days (Affecting material comfort eg hot water, heating, fridge failure, serious roof leak)

**Other non-urgent repairs** – 20 working days. ------- Tenant(s) confirm they are aware & happy with these repair timescale guides

**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 this 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 Utility Bills (Including reconnection charges) or Council Tax bills relating to the property.
4. Reasonable costs of sending reminder letters and other costs associated with processing defaulting payments such as un-cleared cheques, failed standing orders or similar.
5. The Tenant(s) allow overcrowding that results in non-compliance with the number of allowed occupants or fines for the Landlord.
6. Loss associated with the breach of any restrictive covenants to which the Property is subject.
7. Reasonable costs for replacing alarm codes or keys or and locks on failure to return codes or keys.
8. Reasonable costs and compensation where the Tenant(s) unreasonably or wilfully obstructs the Landlord or his Agents or Contractors from performing their repair and maintenance obligations.
9. Pay any Insurance excess if a claim is made and the claim was as a result of the failure of the Tenant(s) or someone the Tenant had invited into the Property to act reasonably.
10. Reasonable costs of the Landlord securing possession where the Tenant(s) has failed to comply with a lawful notice to leave the property or where they leave earlier than the Tenancy Agreement permits.
11. For the avoidance of doubt damage by pets (If Landlord has given written consent to allow a pet at the property) is not considered to be fair wear and tear
12. Reasonable costs for disposal, removal, replacement &/or storage of items, which are left at premises at end of the Tenancy.

The Tenant(s) agrees and consents that at the end of the Tenancy, their Deposit (Less any agreed deductions) will be returned to them in accordance with the terms of the Tenancy Deposit Protection Scheme that it is placed as documented on Page 1, Paragraph 11 and Box D of this agreement. The Landlord and Tenant(s) confirms that all deposit information provided to the deposit scheme provider on Page 1, Paragraph 11, Box D of this agreement is accurate to the best of their knowledge and belief. Please note Tenant(s) will not receive any interest on their deposit payment. If the Deposit shall be insufficient the Tenant(s) shall pay to the Landlord such additional sums as shall be required to cover all costs, charges and expenses properly due.

**A GUARANTOR *\* IS / IS NOT* REQUIRED** (either for rent and / or in lieu of deposit **[no deposit taken]**

***\* Delete as necessary***

Guarantors Name:…………………………………….Address:…………………………...……………………………..……………………

NOTICE FOR THE PURPOSE OF SECTION 48 LANDLORD & TENANT ACT 1987

The address in England & Wales at which notices and proceedings may be served upon your Landlord is:-

LANDLORDS NAME...................…………................................................Tel No ..................……..................................

ADDRESS........................................................................................................................................................................

**Notice**: Section 102 Housing Act 1996 allows a Landlord to seek possession under ground 17 in Part 11 of Schedule 2 where he/she has been induced to grant a tenancy by a false statement made knowingly or recklessly by (a) the tenant, or (b) a person acting at the Tenant(s) instigation.

The information contained in this agreement is true and accurate. The Tenant(s) confirm they gave consent that their current and any previous Landlords and/or my employer and/or other referee may be contacted for a reference and also gave consent the Landlord/Agent may carry out a credit check with the following credit reference agency:- \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ The Tenant(s) confirm they give consent for their full contact details and future forwarding address to be provided by Landlord/Agent for all Utility and Council Tax Bills due in relation to the renting of the property.

**Warning**: This is a legally binding document, Sign it only after you have read it completely and agree to it. **(All 6 pages)** If you do not understand this agreement, or anything in it, it is strongly suggested that you ask for an explanation before signing it. You might consider consulting a Solicitor, Citizens Advice Bureau or Housing Advice Team.

Signed as an agreement dated this \_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 20\_\_\_\_\_

SIGNATURE(S) OF THE TENANT(S) - *Jointly and Severally (If applicable)*

(1).................................................................................................(2) .........................................................................................

(3).................................................................................................(4) .........................................................................................

SIGNATURE OF THE LANDLORD................................................................…...................................................…

IF SIGNED BY AN AGENT, NAME AND ADDRESS OF AGENT

Name……………………………………………………………………..………………Tel No:………….…………………

Address...………...............................................................................................................…………….………………

Agents Signature….…………………………………………….……………………….Dated……………………………..