

# RESIDENTIAL LANDLORD AGREEMENT

Property Address: \_\_\_\_\_ Agreement Date: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Lease Details:

Term of Lease: \_\_\_\_\_ Rent Amount: \_\_\_\_\_ GBP

Payment Frequency: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ GBP

Deposit Held By: \_\_\_\_\_

## Clause 1 – Parties and Property

This Agreement is made between the Landlord and the Tenant named above. The Landlord agrees to let and the Tenant agrees to take the property described above on the terms set out in this Agreement.

## Clause 2 – Term of Tenancy

The tenancy shall commence on the date agreed by the parties and shall continue for the term specified above unless terminated earlier in accordance with this Agreement or applicable law.

## Clause 3 – Rent

The Tenant shall pay the rent amount specified above to the Landlord or the Landlord's agent at the intervals set out in this Agreement. Rent shall be paid in full without deduction or set-off.

## Clause 4 – Deposit

The Tenant shall pay the deposit amount specified above, which shall be held by the party specified. The deposit shall be returned to the Tenant at the end of the tenancy subject to any lawful deductions for damages, unpaid rent, or breaches of this Agreement.

## Clause 5 – Use of Property

The Tenant agrees to use the property as a private residence only and shall not sublet or assign the tenancy without the prior written consent of the Landlord.

## Clause 6 – Repairs and Maintenance

The Landlord shall keep the structure and exterior of the property in repair and maintain the installations for the supply of water, gas, electricity, sanitation, and heating. The Tenant shall keep the interior of the property in a clean and tenable condition and shall promptly notify the Landlord of any damage or need for repairs.

**Clause 7 – Tenant's Obligations**

The Tenant shall comply with all obligations set out in this Agreement and all relevant laws, including paying rent punctually, not causing nuisance or annoyance, and not damaging the property.

**Clause 8 – Landlord's Access**

The Landlord shall have the right to enter the property upon giving reasonable prior notice for inspection, repairs, or viewings, unless in the case of emergency.

**Clause 9 – Termination**

Either party may terminate the tenancy by giving the required written notice as prescribed by applicable law. The Tenant shall vacate the property and return the keys upon termination.

**Clause 10 – Governing Law and Jurisdiction**

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

**Clause 11 – Notices**

All notices given under this Agreement shall be in writing and deemed validly served if delivered by hand, sent by recorded delivery post, or by email to the addresses provided by the parties.

**Clause 12 – Entire Agreement**

This Agreement contains the entire understanding between the parties and supersedes all prior discussions or agreements relating to the subject matter herein.

**Clause 13 – Severability**

If any provision of this Agreement is held to be invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect.

**Clause 14 – Signatures and Counterparts**

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**Clause 15 – Additional Terms and Conditions**

The parties may include any additional agreed terms or conditions as annexures to this Agreement, which shall be binding as if set out herein.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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