

PERIODIC TENANCY AGREEMENT

Property Address: _____ Agreement Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

1. Definitions:

In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings: 'Landlord' means the owner of the Property; 'Tenant' means the person(s) who occupies the Property under this Agreement; 'Property' means the residential premises described above.

2. Agreement Period:

This Agreement creates a periodic tenancy beginning immediately and continuing periodically by week or month as agreed, until terminated in accordance with clause 11 below.

3. Rent:

The Tenant agrees to pay the Landlord rent of £_____ per period, payable in advance on the first day of each period by [bank transfer/cash/other]. If the rent is not received by the due date, the Landlord may charge interest on late payments at the statutory rate.

4. Deposit:

The Tenant shall pay a deposit of £_____ prior to occupation, which will be protected by a government-approved tenancy deposit scheme. The deposit will be returned to the Tenant at the end of the tenancy subject to any lawful deductions.

5. Use of Property:

The Tenant shall use the Property solely as a private residence and shall not carry on any trade or business on the Property without prior written consent of the Landlord.

6. Repairs and Maintenance:

The Landlord shall keep the Property in good repair and condition as required by law, excluding damage caused by the Tenant's misuse or neglect. The Tenant must keep the Property clean and notify the Landlord promptly of any repairs needed.

7. Utilities and Outgoings:

The Tenant shall be responsible for payment of all utilities, council tax, and other outgoings relating to the Property during the tenancy unless otherwise agreed in writing.

8. Alterations and Decorations:

The Tenant shall not make any structural alterations or additions to the Property without the Landlord's prior written consent. The Tenant may decorate the Property with the Landlord's permission but must restore the Property to its original condition at the end of the tenancy.

9. Access and Inspection:

The Landlord or their agent may enter the Property at reasonable times on giving at least 24 hours' written notice for the purpose of inspection, repairs, or to show prospective tenants or buyers.

10. Assignment and Subletting:

The Tenant shall not assign, sublet, or part with possession of the Property or any part of it without the prior written consent of the Landlord.

11. Termination:

Either party may terminate this Agreement by giving written notice in accordance with the minimum period required by law, such notice to expire on the last day of a rental period. Upon termination, the Tenant shall vacate the Property and return all keys.

12. Legal Compliance:

This Agreement is governed by and construed in accordance with the laws of England and Wales. Both parties agree to comply with all applicable laws, regulations, and codes of practice including but not limited to the Housing Act 1988 (as amended) and the Tenant Fees Act 2019.

13. Notices:

Any notices required under this Agreement shall be in writing and served personally or sent by recorded delivery post to the addresses stated herein or any other address notified in writing.

14. Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether oral or written.

15. Signatures:

IN WITNESS WHEREOF, the parties have executed this Agreement on the date stated above.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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