

# PRIVATE TENANCY AGREEMENT

Property Address: \_\_\_\_\_ Tenancy Start Date: \_\_\_\_\_

## Landlord Details:

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

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

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

## Tenant Details:

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

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

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

## Property Details:

Type of Property: \_\_\_\_\_

Furnished/Unfurnished: \_\_\_\_\_

## Rent and Payment Terms:

Monthly Rent: \_\_\_\_\_ GBP

Payment Method: \_\_\_\_\_

Payment Due Date Each Month: \_\_\_\_\_

## Deposit Details:

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

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

### Clause 1 – Agreement to Let and Rent

The Landlord agrees to let and the Tenant agrees to rent the Property described above on the terms set forth in this Agreement.

### Clause 2 – Term of Tenancy

The tenancy shall be a fixed term tenancy commencing on the Start Date and continuing thereafter on a periodic basis until terminated in accordance with this Agreement.

### Clause 3 – Rent

The Tenant shall pay the rent specified above monthly in advance by the Payment Method on or before the due date each month as specified.

### Clause 4 – Deposit

The Tenant shall pay the Deposit Amount to be held by the Landlord or an approved deposit protection scheme in accordance with UK law. The deposit will cover any damages, unpaid rent, or breaches of this Agreement.

### Clause 5 – Use of Property

The Tenant shall use the Property as a private residence only and shall not carry on any trade, business, or profession at the Property.

**Clause 6 – Repairs and Maintenance**

The Landlord shall keep the Property in good repair and proper working order in compliance with the Landlord and Tenant Act 1985. The Tenant shall keep the Property clean and notify the Landlord of any defects or repairs required.

**Clause 7 – Tenant Obligations**

The Tenant agrees to comply with all obligations including paying rent on time, not causing nuisance or annoyance, allowing reasonable access for repairs, and not subletting without written consent.

**Clause 8 – Landlord Access**

The Landlord may enter the Property upon giving at least 24 hours' written notice to the Tenant for inspection, repairs, or other reasonable purposes.

**Clause 9 – Ending the Tenancy**

Either party may end the tenancy by giving the required written notice in accordance with the Housing Act 1988 and subsequent amendments.

**Clause 10 – Inventory and Condition**

An inventory of the Property's contents and condition shall be agreed upon and signed by both parties at the start of the tenancy.

**Clause 11 – Rent Increases**

Any rent increase must be made in writing and comply with statutory requirements and the terms of this Agreement.

**Clause 12 – Utilities and Council Tax**

The Tenant shall be responsible for payment of all utilities, council tax, and other charges relating to the Property during the tenancy.

**Clause 13 – Insurance**

The Landlord is responsible for insuring the Property itself. The Tenant is advised to insure their own possessions.

**Clause 14 – Assignment and Subletting**

The Tenant shall not assign, sublet, or part with possession of the Property without the prior written consent of the Landlord, which shall not be unreasonably withheld.

**Clause 15 – Notices**

Any notices under this Agreement shall be in writing and delivered to the parties' addresses specified herein or other addresses notified in writing.

**Clause 16 – Governing Law and Jurisdiction**

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

**Clause 17 – Entire Agreement**

This Agreement contains the entire understanding of the parties and supersedes all previous agreements, whether oral or written, relating to the tenancy.

**Clause 18 – Severability**

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

**Clause 19 – Signatures**

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

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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