

STANDARD OCCUPATION CONTRACT

Parties:

Landlord:

Full Name / Company Name: _____

Address: _____

Contact Details (Phone/Email): _____

Tenant:

Full Name: _____

Address: _____

Contact Details (Phone/Email): _____

Property:

Address / Description: _____

Type of Property: _____

Term of Tenancy:

Start Date: _____ End Date (if fixed term): _____

Rent and Deposit:

Monthly Rent: _____ GBP

Deposit Amount: _____ GBP

Rent Payment Terms:

Payment Method and Due Date: _____

Use of Property:

The Tenant agrees to use the Property only for residential purposes and to comply with all applicable laws and regulations. The Tenant shall not engage in any illegal activities on the Property and shall not cause nuisance or annoyance to neighbours or others.

Maintenance and Repairs:

The Landlord is responsible for maintaining the structure and exterior of the Property and keeping installations for the supply of water, gas, electricity, sanitation, and heating in repair. The Tenant shall keep the interior of the Property in a clean and tenable condition and notify the Landlord promptly of any damage or necessary repairs.

Obligations and Rights of the Tenant:

The Tenant shall pay the rent in full and on time, not assign or sublet the Property without prior written consent of the Landlord, and allow the Landlord or agents reasonable access for inspection or repairs.

Termination of Tenancy:

Either party may terminate this Agreement by giving the other party notice in writing as required by law. The Tenant shall vacate the Property at the end of the tenancy and leave it in clean and good condition, subject to fair wear and tear.

Deposit Handling:

The Deposit paid by the Tenant shall be held in accordance with the applicable tenancy deposit protection scheme in the United Kingdom. The Deposit will be returned to the Tenant at the end of the tenancy, subject to deductions for damages, unpaid rent, or breaches of this Agreement.

Liability and Insurance:

The Landlord shall maintain appropriate building insurance. The Tenant is advised to obtain contents insurance for personal belongings. Neither party shall be liable to the other for indirect or consequential losses arising under this Agreement except where liability arises from negligence or breach of contract.

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 in respect of any dispute arising under this Agreement.

Entire Agreement:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements relating to the Property.

Severability:

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

Signatures:

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://legaltemplates-uk.com/standard-occupation-contract/>

Did you find this template helpful?

Find more updated templates at:

<https://legaltemplates-uk.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.