

TENANCY AGREEMENT

Property Address: _____ Agreement Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Current Address: _____

Phone/Email: _____

Property Details:

Type of Property: _____

Furnished / Unfurnished: _____

Number of Bedrooms: _____

Term of Tenancy:

Start of Tenancy: _____

Duration of Tenancy: _____

Rent and Payment Details:

Monthly Rent Amount: _____ GBP

Payment Method: _____

1. Parties

This Agreement is made between the Landlord and Tenant named above. The Landlord agrees to let and the Tenant agrees to take the Property on the terms contained in this Agreement.

2. Term

The tenancy shall begin on the date specified above and shall continue for the duration stated, subject to the provisions for termination set out herein.

3. Rent

The Tenant agrees to pay the Rent monthly in advance on the first day of each month without deduction or delay.

4. Deposit

The Tenant shall pay a Deposit equivalent to no more than five weeks' rent, which shall be protected under a government-authorised tenancy deposit scheme. The Deposit may be used to remedy breaches of this Agreement by the Tenant.

5. Use of Property

The Tenant shall use the Property only as a private residence and shall not carry on any business or illegal activity therein.

6. Repairs and Maintenance

The Landlord is responsible for keeping the Property in good repair and ensuring compliance with health and safety regulations. The Tenant shall keep the Property clean and undamaged and notify the Landlord of any defects.

7. Tenant Obligations

The Tenant shall comply with all reasonable instructions from the Landlord, shall not cause nuisance or annoyance and shall allow access for repairs or inspections on reasonable notice.

8. Utilities and Council Tax

Unless otherwise agreed, the Tenant shall be responsible for payment of all utility bills and Council Tax associated with the Property during the tenancy.

9. Alterations

The Tenant shall not make any alterations or additions to the Property without the prior written consent of the Landlord.

10. Ending the Tenancy

Either party may end the tenancy by giving the proper written notice in accordance with statutory requirements. The Tenant must vacate the Property on the last day of the tenancy.

11. Landlord's Access

The Landlord (or authorized agents) shall have the right to enter the Property at reasonable times upon giving at least 24 hours' notice for purposes including inspection, repair, or showing the Property to prospective tenants or buyers.

12. Insurance

The Landlord shall maintain buildings insurance. The Tenant is advised to obtain contents insurance for personal belongings.

13. Inventory

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

14. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

15. Notices

Any notice to be served under this Agreement shall be in writing and delivered personally or sent by recorded delivery to the respective party's address.

16. Data Protection

The parties consent to the processing and sharing of their personal information for purposes connected with this tenancy.

17. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings.

18. Severability

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

19. Signatures

This Agreement shall be signed by both Landlord and Tenant to evidence acceptance of all terms.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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