

# TENANCY AGREEMENT MANCHESTER

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

## Landlord Information:

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

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

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

## Tenant Information:

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

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

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

## Tenancy Details:

Term of Tenancy (fixed term or periodic): \_\_\_\_\_

Commencement Date: \_\_\_\_\_ Rent Amount: \_\_\_\_\_

Payment Frequency (e.g. monthly): \_\_\_\_\_

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

## Clause 1 – Definitions

In this Agreement, unless the context otherwise requires, the following definitions apply: 'Landlord' means the person(s) named herein as landlord; 'Tenant' means the person(s) named herein as tenant; 'Property' means the premises described above; 'Agreement' means this tenancy agreement including all schedules and annexures.

## Clause 2 – Term

The tenancy shall commence on the Commencement Date stated above and shall continue for the term specified or until terminated in accordance with this Agreement and applicable law.

## Clause 3 – Rent

The Tenant shall pay to the Landlord the Rent Amount at the Payment Frequency stated above, without deduction or set-off, in advance on the agreed date(s) and by the agreed method.

## Clause 4 – Deposit

The Tenant shall pay a deposit as security for the performance of their obligations under this Agreement. The deposit shall be held in accordance with the Tenancy Deposit Protection scheme and relevant legislation.

## Clause 5 – Use of Property

The Tenant shall use the Property solely for residential purposes and shall not carry on any trade, business or profession at the Property without prior written consent from the Landlord.

## Clause 6 – Repairs and Maintenance

The Landlord shall keep the structure, exterior, installations for the supply of water, gas, electricity, sanitation, heating, and any other installations provided by the Landlord in repair and proper working order. The Tenant shall keep the interior of the Property clean and in good condition and shall promptly notify the Landlord of any defects or necessary

repairs.

#### **Clause 7 – Tenant Obligations**

The Tenant shall comply with all obligations under this Agreement and relevant laws, including but not limited to not causing nuisance or annoyance to neighbours, not damaging the Property, and allowing the Landlord reasonable access for inspections, repairs, or viewings upon proper notice.

#### **Clause 8 – Landlord's Access**

The Landlord or their agents may enter the Property on giving at least 24 hours' notice in writing (except in emergencies) to carry out repairs, inspections, or viewings at reasonable times.

#### **Clause 9 – Alterations**

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

#### **Clause 10 – Assignment and Subletting**

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

#### **Clause 11 – Insurance**

The Landlord shall maintain buildings insurance for the Property. The Tenant is advised to obtain contents insurance to cover their own belongings.

#### **Clause 12 – Ending the Tenancy**

This Agreement may be ended in accordance with the applicable laws governing assured shorthold tenancies in England and Wales, including the service of valid notices and compliance with statutory procedures.

#### **Clause 13 – Notices**

Any notice or communication under this Agreement shall be in writing and may be served personally, by post or by electronic means to the addresses provided by the parties.

#### **Clause 14 – Data Protection**

The parties agree that any personal data processed under this Agreement shall be handled in accordance with applicable data protection legislation.

#### **Clause 15 – 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 16 – Entire Agreement**

This Agreement constitutes the entire agreement between the parties relating to its subject matter and supersedes all prior agreements, understandings, and arrangements.

#### **Clause 17 – Severability**

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

#### **Clause 18 – Amendments**

No amendment to this Agreement shall be effective unless it is in writing and signed by both parties.

#### **Clause 19 – Guarantees**

If a guarantor is named in any schedule to this Agreement, that guarantor shall guarantee the Tenant's obligations hereunder.

**Clause 20 – Signatures**

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

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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