

TENANCY AGREEMENT WALES

Property Address: _____ Agreement Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Tenancy Details:

Term of Tenancy: _____

Rent Amount: _____ GBP

Payment Frequency: _____

Deposit Amount: _____ GBP

1. Definitions and Interpretation

In this Agreement, unless the context otherwise requires, the following words and expressions shall have the following meanings: "Landlord" means the person letting the Property; "Tenant" means the person taking the Property on tenancy; "Property" means the dwelling or premises let under this Agreement.

2. Grant of Tenancy

The Landlord lets and the Tenant takes the Property for the Term at the Rent payable and on the conditions set out in this Agreement.

3. Rent and Deposit

The Tenant shall pay the Rent to the Landlord in accordance with the agreed Payment Frequency. The Deposit shall be held by the Landlord in a government-approved tenancy deposit protection scheme in compliance with Welsh law.

4. Tenant's Obligations

The Tenant agrees to keep the Property in a clean and tenantable condition, to not cause nuisance or annoyance to neighbours, to pay all utility bills and council tax, and to notify the Landlord promptly of any repairs required.

5. Landlord's Obligations

The Landlord agrees to maintain the structure and exterior of the Property, keep installations for the supply of water, gas, electricity, and sanitation in working order, and to comply with all statutory obligations including fire safety regulations and the Renting Homes (Wales) Act 2016.

6. Repairs and Maintenance

The Tenant shall be responsible for minor repairs and day-to-day maintenance. The Landlord shall carry out necessary repairs not caused by the Tenant, using reasonable notice for access.

7. Use of Property

The Tenant shall use the Property only as a private residence and shall not sublet or assign this tenancy without the Landlord's prior written consent.

8. Access to Property

The Landlord shall have the right to enter the Property upon giving reasonable prior notice for inspections, repairs, or to show prospective tenants or buyers, except in emergencies.

9. Ending the Tenancy

The tenancy may be ended by either party giving notice in writing in compliance with the Renting Homes (Wales) Act 2016, subject to any fixed term and statutory requirements.

10. Notices

Any notice required to be served under this Agreement shall be in writing and delivered by hand, post, or electronic means, addressed to the parties at their addresses stated above or such other address as may be notified.

11. Deposit Protection

The Deposit will be protected within a government-approved tenancy deposit scheme. The Landlord shall provide the Tenant with prescribed information regarding the Deposit protection in accordance with Welsh law.

12. Tenant Fees

The Landlord warrants that no prohibited fees under the Tenant Fees Act 2019 (as applicable in Wales) will be charged to the Tenant.

13. Governing Law and Jurisdiction

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

14. Entire Agreement

This Agreement constitutes the entire agreement between the parties relating to the tenancy and supersedes all prior understandings or agreements, whether oral or written.

15. Signatures

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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