

**Fixed Term Assured Shorthold Tenancy Agreement
under the Housing Act 1996.**



The agreement is made onday of
The Landlords:
Lets

- 1) _____ 2) _____
3) _____ 4) _____

jointly and severally take the dwelling house known as

(herein after called 'The Premises') together with the furniture and household effects now in the premises and listed in the schedule hereto, for the term, rent and upon the conditions herein after mentioned.

It is agreed the tenancy shall be commencing on the 1st day of August 2020 and that no break in the tenancy is implied or permitted and, the tenancy shall terminate absolutely on the 7th day of July 2021 at 12pm.

The tenants shall replace anyone who leaves with an enrolled student known to them thereby retaining a single household. An administration fee of £100 will be levied on the persons leaving the contract after the replacement has been confirmed. Any deposits paid will not be returned.

The permitted number of tenants for this property shall not exceed _____.

TOTAL RENT:

PAYMENT SCHEDULE

Instalments:	Whole Property	Per Tenant	Due Date
1			
2			
3			

FULL DEPOSIT: £ _____ (This is the amount for the whole property which will be deposited with the Tenancy Deposit Scheme)

£ _____ (This is whole amount equally divided between each tenant which will be deposited with the Tenancy Deposit Scheme)

The deposit of £200 is payable to Cool Pads on completion of the tenancy document.

SIGNATURE OF TENANT(S).....

1. The Tenants Agree:

- 1.1 To pay a deposit of £200.00 per tenant which will be placed with the Tenancy Deposit Scheme. To read and sign the TDS Prescribed Information Doc and acknowledge receipt of the How to Rent Booklet, Gas Safety Certificate, EPC certificate, Deposit Scheme Certificate and the Tenancy Deposit Scheme.
- 1.2 To pay a cost of £30.00 for any unnecessary call outs (THIS INCLUDES UNLOCKING ROOMS OR HOUSES).
- 1.3 To check your inventory which will be issued to the first tenant collecting keys and must be returned within 3 days with any amendments and comments, or it will be deemed correct.
- 1.4 To pay rent on the days detailed in this agreement. A late payment charge of £35 will be incurred if rent is paid after the agreed date plus interest at a rate of 8%.
- 1.5 To pay the landlord reasonable costs for sending reminder letters. These will be £25 for each reminder.
- 1.6 To pay the landlord reasonable costs for any cheque that does not clear. These will be £30 each time a cheque does not clear.
- 1.7 To provide a signed guarantee from a parent/guardian undertaking to be responsible for the tenants' obligations of this agreement.
- 1.8 To permit the Landlord or any person authorised by the Landlord at reasonable hours to enter and view the Property with prospective tenants or purchasers. The property must be clean and tidy ready for these viewings. At least 24 hours notice must be given to the tenants before any viewings.
- 1.9 To keep the inside of the property in at least as good a condition as it was when the tenancy started (fair wear and tear excepted). To ensure that, at the end of the tenancy all furniture and fixtures in the house are in the fixation they were in at the beginning of the tenancy.
- 1.10 To repair any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. This includes replacing any broken glass in windows and repairing or replacing any damaged fittings and installations.
- 1.11 To take reasonable precautions to prevent frost or similar damage to the property. If the property is going to be empty overnight or for more than 12 hours when the weather is likely to be cold, you must leave the heating on low (15 degrees C) to prevent the water system freezing.
- 1.12 To ensure that whenever you leave the property unattended, all the doors and windows are locked.
- 1.13 That all fees and expenses incurred by the Landlord in recovering a debt will be payable by the Tenant(s).
- 1.14 To be responsible for any payment of Council Tax, which may become applicable during the Tenancy.
- 1.15 To ensure the property is clean tidy with no damage to rooms and their contents ready for house inspections which will be carried out at the end of each term. At least three days written notice will be given prior to any inspection. Should the landlord, having absolute discretion, decide following an inspection that works/cleaning are required then the landlord will instruct contractors to carry out any work, the cost of which will be charged to the tenants, payable on demand. The inspection at the end of the last term (end of tenancy) will be deemed the final inspection. At least one tenant is required to be present at the inspection. The tenants agree that if no tenant is present they accept all and any charges the landlord levies in respect of this agreement
- 1.16 To be responsible for repairs to microwave oven, washing machine, fridge freezer, cooker, dishwasher and vacuum cleaner during the tenancy (fair wear and tear excluded).
- 1.17 To use reasonable endeavours to ensure the property does not become infested by insects, rodents and fungus.
- 1.18 To defrost the fridge/freezer when necessary. Tenants will be responsible for the reasonable cost of making good any damage that is caused if this is not done this.
- 1.19 To report all maintenance issues immediately to our office, this to include any damage to the property or furniture. **IN THE EVENT OF ANY WATER LEAKS IT MUST BE REPORTED AS A MATTER OF URGENCY.** Failure to give notice of the above to the Landlord will mean the Tenants shall cover all loss and expense incurred by the Landlord.
- 1.20 To ensure you do not alter or add anything to the outside or structure of the property, or bring into the property any furniture, fixtures or household belongings which do not meet the Furniture and Furnishings (Fire) (Safety) Regulations. Information about these regulations are available from your local Trading Standards Office (City Council).

SIGNATURE OF TENANT(S).....

1.21 To ensure that you do not cause a nuisance to neighbours. This means you must not play any radio, CD, television or musical instrument in a way that will cause a nuisance, annoy the neighbours or be heard outside your home between 11pm and 7.30am.

1.22 To not burn candles, joss sticks or any naked flame in the premises.

1.23 To not use any cooking device such as toasters, grills or sandwich makers in the bedrooms.

1.24 To not remove door closers, wedge open doors, cover smoke detectors, obstruct corridors, stairs or communal areas or to behave in a manner that may affect the wellbeing of themselves or other tenants.

1.25 To not bring bicycles, motor cycles, and prams into the property.

1.26 To not bring any furniture into the house without our permission, in writing (which we will not unreasonably withhold).

1.27 To clear or pay for clearance of blockages or overflow when they occur in sinks, drains, toilets, showers or waste pipes that serve the property if the blockage or overflow is caused by the negligence or misuse of the tenant or their visitors.

1.28 To not tamper with any fire safety equipment.

1.29 To test the fire alarms at least monthly and record the tests.

1.30 Keep the premises in good decorative order and should not affix to walls, doors, ceilings, windows or furniture anything that will damage the decoration thereof. To not hang pictures or posters on the walls without our permission, in writing (which we will not unreasonably withhold). Where permission is given to fit shelves to walls, these shall remain at the end of the tenancy.

1.31 To not carry out any decoration of the property.

1.32 To not sublet the property or any part of it, or give up the property or any part of it to someone else.

1.33 To not keep pets in the property.

1.34 To not transfer the tenancy to someone else without our permission, in writing.

1.35 To not carry on any profession, trade or business in the property.

1.36 To not display any permanent notice on the property.

1.37 To not use the property as anything other than a home.

1.38 To not block, or allow guests to obstruct, any of the shared areas.

1.39 To not use any paraffin or portable gas heater.

1.40 That only the tenants named in this agreement are to reside in the property. Visitors are permitted for the odd night provided all the tenants agree.

1.41 That any visitor staying at the property in excess of the duration stated in clause 1.41 above is a breach of this agreement and may be a breach of the landlords licence which may result in the landlord being fined.

1.42 That any fine in respect of the above would become payable by the tenants.

1.43 That any council tax which becomes payable in respect of a breach of clauses 1.42 will be paid by the tenants.

2. The Landlord agrees to:

2.1 Pay gas, electricity and water charges up to the agreed allowance of _____ over the tenancy period. If at the end of the tenancy consumption charges of the aforesaid utilities are in excess of this amount the tenants will be jointly and severally responsible for the monies owed which will be deducted from the deposit.

2.2 Provide broadband access at the property.

SIGNATURE OF TENANT(S).....

2.3 Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available. The Tenants belongings are not covered.

2.4 Be responsible for servicing and maintaining any gas heating system and making sure that all gas appliances within the property are checked by a British Gas or Corgi-registered technician every year, in line with the Gas Safety (Installation and Use) Regulations 1994

2.5 Be responsible for making sure that any furniture we provide keeps to the Furniture and Furnishings (Fire) (Safety) Regulations.

2.6 Give you back any part of the rent that you have paid for any period that the property could not be lived in because of fire or any other danger that we are insured for.

2.7 Keep the structure and outside of the property in good repair.

2.8 Return the Deposit at the end of the Term less any money due from the Tenant under this Agreement (including any unpaid bills and reconnection charges and any expenses and legal costs incurred because of the Tenant's failure to comply with this Agreement).

2.9 Remove, store, sell or otherwise dispose of any of the tenants belongings which are not removed from the property at the end of the tenancy. The tenant shall be responsible for all reasonable costs which the landlord may incur.

2.10 Keep the gas, water, electricity, space-heating and water-heating installations in good repair and proper working order.

3. Should the landlord need to serve any notice on the tenants, we will deliver it by hand or send it to you by first-class post to the property address. This means that notices are served on you once they are put through your letterbox, even if you do not receive them because you have moved. **If you give us another address to send notices to, any notice will be validly served at that address, if it is posted by first-class post or left at that address.**

4. Should the tenants need to serve any notice on the landlord, they must be delivered by hand or send by post to the following address:

5. The landlord may repossess the property if: you fail to pay us rent 14 days after it is due, whether you have been asked for it or not; you (or any of you) become bankrupt; any of the grounds listed in Schedule 2 of the Housing Act 1988 as amended under the Housing Act 1996 apply (these include not paying rent, breaking the tenancy term and causing a nuisance or annoyance); or the arrangements for us to repossess the property in section 21 of the Housing Act 1988 apply.

As WITNESS the hands of the said parties the day and year first above written.

Signed by the **Landlord**:

Date:

In the presence of:

Date:

The Tenant is advised to ensure they have read and understood this agreement before signing it.

Signed by the **Tenant**:

Date:

Print Name:

In the presence of:

Date: