

ASSURED PERIODIC TENANCY AGREEMENT

(The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026)

DATE:

PARTIES

Landlord:

Landlord's Address: c/o Ancells Estates Ltd, 58 Willingdon Road, Eastbourne, East Sussex, BN21 1TJ

The above address is the Landlord's address for service pursuant to Section 48 of the Landlord and Tenant Act 1987.

"notices in proceedings" means notices or other documents served in, or in connection with, any legal proceedings

Landlord's Contact Details:

Phone Number:

Email Address: info@ancells.co.uk

(see Clause 17.1(c))

Tenants: [NAME] of [ADDRESS]

Tenants' Contact Details:

(1) Email Address:

(see Clause 17.2(c))

Guarantor: [NAME] of [ADDRESS]

Guarantor's Contact Details:

(1) Email Address:

(see Clause 17.3(c))

Maximum Number of Lawful Occupiers: [insert the maximum number of all occupiers including tenants].

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this Agreement.

1.1. Definitions:

Contents: The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory and Schedule of Condition at Annex [INSERT].

Deposit: £XX.XX

The Deposit is payable on signing this Agreement. It is protected by the following scheme:

The Deposit Protection Service (DPS)

<https://www.depositprotection.com/>

"Deposit" has the same meaning as in section 212 of the Housing Act 2004

Energy Performance Certificate: a certificate as defined in regulation 2(1) of the EPC Regulations.

EPC Regulations: Energy Performance of Buildings (England and Wales) Regulations 2012 (SI 2012/3118).

First Rent Payment Date: {start_date}

HA 1988: Housing Act 1988.

HA 2004: Housing Act 2004.

Insured Risks: means fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion and any other risks against which the Landlord decides to insure from time to time and Insured Risk means any one of the Insured Risks.

Inventory and Schedule of Condition: the list of Contents and description of the condition of the Property attached to this agreement at Annex [INSERT] and signed by the parties.



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Ancells Estates Ltd, 58 Willingdon Road, Eastbourne, East Sussex BN21 1TJ | 01323 738375 | info@ancells.co.uk
Registered in England at the above address. Company Registration No. 04584984. VAT No. 935 065 326

Landlord's Agent: Ancells Estates Ltd of 58 Willingdon Road, Eastbourne, East Sussex, BN21 1TJ contacted at info@ancells.co.uk and 01323 738375 are appointed to let/manage the Property.

Lawful Occupiers: the Tenants as listed above.

LTA 1985: Landlord and Tenant Act 1985.

Property: [PROPERTY]

Recommendation Report: a report as defined in regulation 4 of the EPC Regulations.

Rent: [INSERT] per month payable by standing order in cleared funds by equal [INSERT Weekly/Monthly/etc] payments due. Other payment methods may be mutually agreed in writing.

Rent Payment Dates: on the {rent_day} day of every {rent_frequency_agreement}

Tenancy Deposit Scheme: tenancy deposit scheme as defined in section 212(2) of the HA 2004.

Term: a periodic tenancy from and including {start_date} and continuing from month to month until terminated in accordance with this Agreement.

Working Day: any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

- 1.2. Clause headings shall not affect the interpretation of this agreement.
- 1.3. A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality)
- 1.4. Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.5. Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6. Unless expressly provided otherwise in this agreement, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.7. Unless expressly provided otherwise in this agreement, a reference to legislation or a legislative provision shall include all subordinate legislation made from time to time under that legislation or legislative provision.
- 1.8. A reference to an agreement is a reference to this agreement.
- 1.9. A reference to writing or written includes fax and email.
- 1.10. Any reference to Tenancy refers to the tenancy created under this agreement.
- 1.11. A reference to the end of the Tenancy is to the end of the Tenancy however it ends.
- 1.12. Any reference to the giving of consent by the Landlord requires the consent to be given in writing, signed by the Landlord.
- 1.13. Any obligation on a party not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.
- 1.14. References to clauses are to the clauses of this Agreement.
- 1.15. A reference to the Landlord includes a reference to the person entitled to the immediate reversion to this Tenancy. A reference to the Tenant includes a reference to its successors in title and assigns. A reference to a guarantor is a reference to any guarantor of the tenant covenants of this lease.
- 1.16. Unless otherwise expressly provided, the obligations and liabilities of the parties under this agreement are joint and several. This means that where, for example, the Tenant is more than one person, they shall be liable for all sums due under the agreement, not just liable for a proportionate part.
- 1.17. The obligations of the Tenant and the Guarantor arising by virtue of this agreement are owed to the Landlord. The obligations of the Landlord are owed to the Tenant.

2. GRANT OF THE TENANCY

- 2.1. At the request of the Guarantor, the Landlord lets the Property to the Tenant for the Term.
- 2.2. The Tenant is first entitled to take possession of the Property on [DATE].

3. CONTENTS AND KEYS

- 3.1. The Tenant shall keep the Contents in good and clean condition and shall return the Contents to the Landlord at the end of the Tenancy in the same state (except for fair wear and tear) as detailed on the Inventory and Schedule of Condition and cleaned to a professional standard.
- 3.2. The Landlord and Tenant consent to the use of the Inventory and Schedule of Condition as evidence in any dispute arising in connection with the Deposit if the dispute is referred to an adjudicator under the TDS.
- 3.3. The Tenant is responsible for looking after the keys and any security device for the Property during the Tenancy. If the Tenant fails to do so, the Tenant is responsible for the reasonable costs properly incurred as a result.

4. RENT

- 4.1. The Tenant shall pay the Rent in advance on the Rent Payment Dates.
- 4.2. The Tenant shall pay the first instalment of the Rent on or before the First Rent Payment Date.
- 4.3. The Tenant shall pay rent on the days specified by standing order or bank transfer to the Landlord via the bank details given to them by Ancells.
- 4.4. Where the Rent is accepted from a party other than the Tenant, it shall be deemed to be accepted for and on behalf of the Tenant.
- 4.5. The Tenant shall pay interest at the rate of 3% per annum above the Bank of England's base rate on any rent lawfully due that is paid more than 14 days after the date on which it became due. The interest shall be payable from the date the rent should have been paid until the date the rent is actually paid.
- 4.6. When the Tenancy ends, the Tenant shall be entitled to be repaid any part of the Rent that relates to days falling after the end of the Tenancy.
- 4.7. If the Landlord proposes an increase in the Rent, the Landlord must serve a notice in accordance with section 13 of the HA 1988.
- 4.8. If the Property is damaged or destroyed by an Insured Risk so as to be unfit for occupation and use then, unless the damage or destruction was caused by the wilful actions, negligence or default of the Tenant, payment of the Rent shall be suspended until the Property is fit for occupation and use.

5. DEPOSIT

- 5.1. The Landlord acknowledges receipt of the Deposit from the Tenant.
- 5.2. At the end of the Tenancy, the Landlord shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary to:
 - (a) make good any damage or lack of cleanliness to the Property or the Contents (except for fair wear and tear) caused by the Tenant's breach of its obligations under Clause 3.1 or Clause 9.1; and
 - (b) pay any Rent which remains unpaid.

6. TENANCY DEPOSIT SCHEME ARRANGEMENTS

- 6.1. The Deposit is protected by The DPS of The Pavilions, Bridgwater Road, Bristol, BS13 8AE. The Deposit is held by the [Landlord OR letting agent OR administrator of the Tenancy Deposit Scheme].
- 6.2. The Landlord shall provide within 30 days of the Deposit being received the information required under section 213(5) of the HA 2004.
- 6.3. The Landlord agrees that the Deposit shall be held in accordance with the rules of the Tenancy Deposit Scheme.
- 6.4. The Landlord shall inform the Tenant within ten Working Days of the Tenancy ending if the Landlord intends to withhold all or part of the Deposit as detailed in Clause 5.
- 6.5. The Landlord shall inform the administrator of the Tenancy Deposit Scheme within ten Working Days of the Tenancy ending that the Deposit is to be repaid in the sums agreed between the Landlord and Tenant.

7. USE OF PROPERTY

- 7.1. The Tenant shall:
 - (a) only use the Property as a private dwelling house for the use of the Lawful Occupiers;
 - (b) immediately notify the Landlord if the immigration status of any of the Lawful Occupiers changes; and
 - (c) not permit anyone other than the Lawful Occupiers to occupy the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).
- 7.2. The Tenant shall not use the Property for the purposes of conducting a business. This clause does not prevent the Tenant from working from home provided that the Tenant is not using the Property as their main business address and that this home working is incidental to the Tenant's use of the Property as residential accommodation.
- 7.3. The Tenant may keep a pet at the Property if the Tenant obtains the prior written consent of the Landlord (such consent not to be unreasonably withheld). The Tenant's request for consent under this clause must be made in writing and include a description of the pet or animal.
- 7.4. The Tenant shall not keep any pet or animal at the Property other than a pet for which consent has been obtained in accordance with Clause 7.3.
- 7.5. The Tenant shall not do anything to or on the Property that:
 - (a) causes a nuisance, annoyance or damage to occupiers of neighbouring, adjoining or adjacent property, or the owners or occupiers of them;
 - (b) involves using the Property for immoral or illegal purposes; or
 - (c) has the effect of invalidating the insurance that the Landlord has taken out in accordance with Clause 11.2. The Landlord shall provide the Tenant with a summary of the relevant insurance requirements.
- 7.6. The Tenant agrees not to smoke or permit any family member, guest or visitor to smoke tobacco or any other substance in the Property without the Landlord's prior written consent.
- 7.7. The Tenant shall send the Landlord a copy of any notice, order or communication relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or bye-law by any competent authority within seven days of receipt and shall not take any action regarding such notices or communications without the prior consent of the Landlord.
- 7.8. The Tenant shall not commission an Energy Performance Certificate for the Property without the Landlord's consent such consent not to be unreasonably withheld.
- 7.9. The Tenant shall ensure that any claims for Housing Benefit, Universal Credit or equivalent housing support made by the Tenant are legally claimed or received

without overpayment.

7.10. The Tenant shall properly secure the Property including all locks and bolts to the doors, windows and other openings when leaving the Property unattended and to notify the Landlord or the Landlord's Agent in writing where the Property is left vacant for more than 14 consecutive days, and to allow the Landlord or the Landlord's Agent access to the Property in order to secure it where necessary.

7.11. The Tenant shall promptly respond to any information requests by the Landlord or the Landlord's Agent with regard to 'Right to Rent' checks under the Immigration Act 2014 (or any subsequent legislation) and to notify the Landlord of any changes to the Tenant's immigration status.

8. ASSIGNMENT OR SUBLETTING

The Tenant shall not assign, sublet, part with or share possession of the whole or any part of the Property without the prior written consent of the Landlord (such consent not to be unreasonably withheld).

9. REPAIRS AND ALTERATIONS

9.1. The Tenant shall keep the interior of the Property clean, tidy and in the same condition as at the start of the Tenancy as evidenced by the Inventory and Schedule of Condition (except for fair wear and tear) and shall return the Property to the Landlord at the end of the Tenancy cleaned to a professional standard.

9.2. If the Property has a garden, garden structures, driveways, pathways, lawns, hedges, rockeries and ponds, the Tenant shall regularly maintain and keep in good and safe condition and properly tended as they were at the start of the tenancy and not to remove any trees or plants. The Tenant shall further keep it clean and tidy, and free from rubbish.

9.3. The Tenant shall keep clean the inside and outside of all windows that the Tenant can reasonably reach.

9.4. The Tenant shall not alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

9.5. The Tenant shall not change passwords, codes or other security settings on any alarm or other electronic controls installed at the Property without the Landlord's written permission.

9.6. The Tenant shall promptly replace all broken glass at the Property where the Tenant, Lawful Occupiers, or the Tenant's family or visitors cause the breakage.

9.7. The Tenant shall not cause any blockage to the drains, gutters and pipes of the Property. This obligation does not require the Tenant to carry out any works or repairs for which the Landlord is liable under Clause 11.6.

9.8. The Tenant shall not make any alteration, addition, or redecorate the Property without the prior consent of the Landlord (such consent not to be unreasonably withheld).

9.9. The Tenant shall not affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage.

9.10. The Tenant shall not remove nor permit to be removed any furniture or other contents from the Property and to pay the reasonable costs incurred by the Landlord or the Landlord's Agent in replacing or repairing, or at the option of the Landlord, replace immediately, any furniture or other contents, lost, damaged or destroyed by the Tenant, a member of the Tenant's family or the Tenant's visitors or any other Lawful Occupiers.

9.11. The Tenant shall be responsible for testing all smoke alarms and carbon monoxide alarms (if any) fitted in the Property on a regular basis and replace the batteries (if any) as necessary. Any alarms that are not in proper working order should be reported to the Landlord or the Landlord's Agent.

9.12. The Tenant shall replace all bulbs, fluorescent tubes, fuses and replaceable filters as and when necessary. To follow the manufacturers or Landlord's instructions (where instructions have been provided).

9.13. The Tenant shall take precautions to prevent frost damage at the Property and to keep the Property adequately heated and ventilated to prevent damage caused by condensation, mould or frost.

9.14. The Tenant shall take all reasonable steps to keep the Property free from infestation by vermin and other pests including ants and cockroaches.

9.15. The Tenant agrees to pay for any damage caused by the Tenant, a member of the Tenant's family or the Tenant's visitors or any other Lawful Occupiers.

9.16. The Tenant shall notify the Landlord or the Landlord's Agent promptly of any disrepair, damage or defect in the Property or of any event which causes damage to the Property. Additional aerials, satellite dishes and other fixed cables may not be fitted without the Landlord's prior written consent.

9.17. The Tenant shall allow contractors access to the Property, upon the Landlord or the Landlord's Agent giving reasonable written notice pursuant to Clause 12.1, and to allow electrical, gas and similar appliances, pipework and flues to be inspected and maintained. The Tenant further agrees to ensure that any access arrangements made in connection with such inspections or appointments are honoured so that contractors are able to carry out the work on the agreed day.

9.18. In order to comply with the Gas Safety (Installation and Use) Regulations 1998 (SI 1998/2451), it is necessary:

- (a) the ventilators provided for this purpose in the Property should not be blocked; and
- (b) any brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or the Landlord's Agent.

9.19. The Tenant shall not store in or at the Property any hazardous quantities of fuel or any other combustible or dangerous goods, provisions, materials or substances (other than those required for general household use) including any equipment or other items that may be a hazard, or introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent.

9.20. If section 190 of the Equality Act 2010 (improvements to let dwelling houses) applies, it has the effect that the Landlord may not unreasonably withhold consent to an application by the Tenant to make an improvement (as defined in section 190(9) of the Equality Act 2010) to the Property where:

- (a) a disabled person (as defined in section 6 of the Equality Act 2010) occupies or intends to occupy the premises as their only or main home; and
- (b) the improvement is likely to facilitate the disabled person's enjoyment of the premises, having regard to their disability.

The rights and obligations conferred by section 190 of the Equality Act 2010 do not apply in so far as provision of a like nature is made by the Tenancy.

9.21. In the event that the Property is rendered uninhabitable by fire or flood or any other risk which the Landlord has insured, other than where the damage has been caused by the act or omission of the Tenant, a member of the Tenant's family or the Tenant's visitors then the parties will consider this Agreement as frustrated and terminated subject to the right of the Tenant to recover any rent paid for the period after the termination.

10. UTILITIES AND OUTGOINGS



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- 10.1. The Tenant shall pay directly to the supplier all charges for gas, electricity, water and sewerage services, telephone, internet, cable or satellite television (if the Property has these) used by the Tenant at the Property.
- 10.2. The Tenant shall comply with all laws and recommendations of the relevant suppliers relating to the use of those services and utilities.
- 10.3. Where the Tenant allows, either by default of payment or specific instruction, the utility or other services to be cut off, the Tenant shall pay the costs associated with reconnecting or resuming those services.
- 10.4. The Tenant shall pay for a television licence for the Property if a licence is required.
- 10.5. The Tenant shall pay to the relevant local authority the council tax for the Property.
- 10.6. If any of the costs in this clause are payable in relation to the Property together with other property, the Tenant shall pay a fair proportion of all those costs.

11. LANDLORD'S COVENANTS

- 11.1. The Landlord shall provide the Tenant with suitable means of access to and egress from the Property.
- 11.2. The Landlord shall insure the Property to its full value against loss or damage by the Insured Risks and shall provide a copy of the insurance cover to the Tenant if requested. The Landlord's insurance does not cover the Tenant's possessions. The Tenant is advised to insure the Tenant's own possessions with a reputable insurer.
- 11.3. The Landlord shall make good any damage caused by an Insured Risk, unless the damage was caused by the wilful actions, negligence or default of the Tenant.
- 11.4. The Landlord shall allow the Tenant quiet enjoyment of the Property without any interruption by the Landlord. This does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the Rent due or be in breach of the Agreement.
- 11.5. To the extent required by section 9A of the LTA 1985, the Landlord shall ensure that the Property is fit for human habitation.
- 11.6. To the extent required by section 11 of the LTA 1985, Landlord shall:
- (a) keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
 - (b) keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
 - (c) keep in repair and proper working order the installations in the Property for space heating and heating water.
- 11.7. In accordance with regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 (SI 2020/312), the Landlord shall:
- (a) ensure that the relevant electrical safety standards are met during any period when the Property is occupied under the Tenancy;
 - (b) ensure that relevant electrical installations in the Property are inspected and tested by a qualified person at least every five years or, if required by the most recent report, earlier; and
 - (c) obtain a report from the person conducting the inspection and test and supply a copy of the report to the Tenant. The report must give the results of the inspection and test and state the date by which the next inspection and test is required.
- 11.8. In accordance with regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 (SI 1998/2451), the Landlord shall:
- (a) ensure that any relevant gas fitting and any flue that serves a relevant gas fitting is maintained in a safe condition;
 - (b) ensure that each appliance and flue is checked for safety at the intervals required by the Gas Safety (Installation and Use) Regulations 1998 (SI 1998/2451) by a person approved by the Health and Safety Executive (or an employee of such a person); and
 - (c) ensure that a record is made of any checks carried out and, subject to exceptions, provide a copy of the record to the Tenant.
- 11.9. The Landlord shall not be required to:
- (a) carry out any works or repairs for which the Tenant is liable by virtue of this Agreement; or
 - (b) keep in repair or maintain anything which the Tenant is entitled to remove from the Property.

12. LANDLORD'S RIGHT TO ENTER THE PROPERTY

- 12.1. The Landlord reserves the right for the Landlord, or any person acting on behalf of the Landlord, to enter the Property on giving at least 24 hours' prior notice in writing to the Tenant:
- (a) to inspect the condition and state of repair of the Property;
 - (b) to carry out the Landlord's obligations under this agreement, including (but not limited to), inspecting and testing the electrical installations, gas fittings and flues and complying with other legal requirements;
 - (c) to take gas, electricity or water meter readings;
 - (d) to inspect the Property for the purpose of preparing an EPC and Recommendation Report for the Property or the building of which it forms part and the Tenant shall co-operate with the Landlord so far as is reasonably necessary to enable an EPC and Recommendation Report to be obtained;
 - (e) for any purpose mentioned in this Tenancy or connected with the Landlord's interest in the Property or any other property;
 - (f) for any purpose connected with a potential sale, letting, mortgaging or re-mortgaging of the Property; and
 - (g) to show prospective tenants or purchasers around the Property.
- 12.2. The Landlord has the right to retain a set of keys to the Property which shall only be used with the prior consent of the Tenant (except in an emergency).

13. TERMINATION BY THE LANDLORD



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13.1. The Landlord reserves the right to re-enter the Property if:

- (a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
- (b) the Tenant is declared bankrupt under the Insolvency Act 1986;
- (c) the Tenant has breached the agreement; or
- (d) any of the grounds set out in Schedule 2 of the HA 1988 apply. The Landlord hereby gives the Tenant prior notice of its wish to be able to recover possession on grounds 2ZA to 2ZD, 4, 4A, 5, 5A, 5C, 5E to 5H and 18 in Schedule 2 to the HA 1988.

This Clause 13.1 does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

In accordance with the HA 1988, in most circumstances the Landlord can only end the Tenancy by obtaining a court order for possession of the Property and execution of the order (by the enforcement of a warrant or writ of possession by a County Court Bailiff or High Court Enforcement Officer). If the Landlord seeks an order for possession, the Landlord must usually serve on the Tenant a notice of proceedings for possession in the prescribed form and specifying the ground or grounds of possession. The ground or grounds of possession will determine the notice period that must be given before proceedings are begun.

13.2. If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant shall remain in force.

13.3. If the Tenant breaches this agreement or fails to fulfil any of its obligations under this agreement, the Tenant shall pay any reasonable costs properly incurred by the Landlord in remedying such breaches or in connection with the enforcement of those obligations.

14. TERMINATION BY THE TENANT

The Tenant shall give not less than two months' notice in writing to end the Tenancy. The notice must expire at the end of a rental period (i.e., the day before a Rent Payment Date).

15. GUARANTOR AND INDEMNITY

15.1. The Guarantor guarantees to the Landlord that the Tenant shall pay the Rent and observe and perform the tenant covenants of this agreement and that if the Tenant fails to pay the Rent or to observe or perform any of the tenant covenants, the Guarantor shall pay or observe and perform them.

15.2. The Guarantor covenants with the Landlord as principal obligor and as a separate and independent obligation and liability from its obligations and liabilities under Clause 15.1 to indemnify and keep indemnified the Landlord against any failure by the Tenant to pay the Rent or any failure to observe or perform any of the tenant covenants of this agreement.

15.3. The liability of the Guarantor under Clause 15.1 and Clause 15.2 shall continue until the Tenancy comes to an end and the Tenant is released from the tenant covenants of this agreement.

15.4. The liability of the Guarantor shall not be reduced, discharged or otherwise adversely affected by:

- (a) any time or indulgence granted by the Landlord to the Tenant;
- (b) any delay or forbearance by the Landlord in enforcing the payment of the Rent or the observance or performance of any of the tenant covenants of this agreement or in making any demand in respect of them;
- (c) the Landlord exercising any right or remedy against the Tenant for any failure to pay the Rent or to observe or perform the tenant covenants of this agreement;
- (d) [the Landlord taking any action or refraining from taking any action in connection with the Deposit; or
- (e) the Tenant dying or becoming incapable of managing its affairs.

16. END OF TENANCY

16.1. At the end of this Tenancy (howsoever determined), the Tenant shall return the Property and the Contents to the Landlord in the condition required by this Agreement.

16.2. The Tenant shall arrange with all utility providers for final meter readings at the Property to be supplied and final bills to be paid upon either Party terminating the tenancy.

16.3. The Tenant shall provide the Landlord (or its legal advisers or agents) with a forwarding address once the Tenancy has come to an end.

16.4. The Tenant shall remove all personal possessions from the Property once the Tenancy has ended. If any of the Tenant's personal possessions are left at the Property after the Tenancy has ended, the Landlord shall remove and store the possessions for a maximum of one month. The Landlord shall take reasonable steps to notify the Tenant at the last known address. If the items are not collected within one month, the Landlord may dispose of the items.

16.5. At the end of the Tenancy, the Tenant must give vacant possession and return the keys, and any other security devices, to the Landlord pursuant to the provided check out informative.

16.6. In the last two months of the Tenancy, the Landlord shall be permitted to display a "for sale" sign or a "to let" sign at the Property.

17. NOTICES

17.1. Any notice to the Landlord sent under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Landlord's Address stated in the Parties clause;
- (b) left at the Landlord's Address stated in the Parties clause; or
- (c) sent to the Landlord's email address stated in the Parties clause;



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17.2. Any notice sent to the Tenant under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Property;
- (b) left at the Property; or
- (c) sent to the Tenant's email address stated in the Parties clause;

17.3. Any notice sent to the Guarantor under or in connection with this agreement shall be deemed to have been properly served if:

- (a) sent by first class post to the Guarantor's address stated in the Parties clause;
- (b) left at the Guarantor's address stated in the Parties clause; or
- (c) sent to the Guarantor's or email address stated in the Parties clause.

17.4. If a notice is given in accordance with Clause 17.1, Clause 17.2, or Clause 17.3, it shall be deemed to have been received:

- (a) if delivered by hand, at the time the notice is left at the proper address;
- (b) if sent by first-class post, on the second Working Day after posting; or
- (c) if sent by email, at 9.00 am on the next Working Day after sending.

17.5. The Landlord's address for service pursuant to Section 48 of the Landlord and Tenant Act 1987 is stated in the Parties clause as Landlord's Address.

18. ADDENDUM

The Property is let together with the Addendum attached hereto.

19. GOVERNING LAW

This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

This Agreement has been entered into on the date stated at the beginning of it.

SIGNED by the LANDLORD :-
(or the Landlord's Agent)

Signature: _____
Name: _____
Date: _____

SIGNED by the TENANTS :-

Signature: _____	Signature: _____	Signature: _____
Name: _____	Name: _____	Name: _____
Date: _____	Date: _____	Date: _____

N.B. The tenancy agreement should be signed by all tenants.

SIGNED by the GUARANTOR(S) :-

Signature: _____
Name: _____
Date: _____

N.B. The tenancy agreement should be signed by all guarantors.