

TENANCY AGREEMENT

For letting a furnished dwelling house on an assured shorthold tenancy agreement under the Part 1 of the Housing Act 1988

An agreement is made this _____ (day) of _____ (Month) of _____ (Year)

Between: **THE LANDLORD**

Name: Castle Property Services

Address: 58 Malvern Avenue, Preston, Lancashire, PR1 4PN

Telephone Number: 01772 250648

And: **THE TENANT**

Names: _____

It is agreed as follows:

1. The Landlord lets and the tenant take the property known as:

Together with the fixtures, furniture, and household effect now in the premises (as listed in the attached inventory), in the schedule hereto:

(Length of Lease) **For the period commencing on:** _____

And ending on: _____

(Rent) **At the rental of: £_____ per week (inclusive of water rates)**

Payable termly in advance on the following dates:

Date: _____ **Amount:** _____ **For:** _____ weeks

Date: _____ **Amount:** _____ **For:** _____ weeks

Date: _____ **Amount:** _____ **For:** _____ weeks

A deposit of £100.00 from each tenant is payable to the Landlord on the signing of this agreement and held on the terms set out in Section 4.

2. TENANT'S OBLIGATIONS

The Tenant(s) hereby jointly and severally agree(s) with the Landlord as follows:

- 2.1. To pay the rental at the time specified.
- 2.2. Pay all charges for gas, electricity and telephone supplied to the premises during the tenancy, and any other charges supplied partly within or partly outside the tenancy being apportioned.
- 2.3. Pay the Council Tax in respect of the property, and where necessary supply documentation to Lancaster City Council confirming full-time student status.
- 2.4. Not allow the property to be used otherwise than as a private dwelling for the use of the tenants and to use it for no other purpose. Not take in any lodgers or paying guests, nor assign the benefit to or share possession of the premises.
- 2.5. To preserve the interior of the property and the contents thereof in a clean and habitable condition at all times.
- 2.6. Not damage the property or to make any alterations to or additions, nor decorate any part of the property without the prior written agreement of the Landlord.
- 2.7. Not remove from the property any of the furniture or effects, and leave the said furniture or effects in the rooms or places they were in at the beginning of the tenancy.
- 2.8. To yield up the property at the end of the tenancy in the same clean condition it was at the beginning of the tenancy, and pay for the repair or replacement of all such items of the furniture or effects which are lost, damaged or destroyed during the tenancy (reasonable wear and tear excepted).
- 2.9. Without the Landlords consent, not allow any pets of any kind to be kept in the property.
- 2.10. Permit the Landlord or their authorised agents and/or workmen between the hours 9.00am and 8.00pm, and have given the Tenant at least 1 hour notice, to enter the property for the purpose of examining the state and condition of the property and fixtures, furniture and effects and to execute repairs to the same.
- 2.11. Permit the property to be viewed between the hours 9.00am and 8.00pm, after having at least 1 hour notice, by any person who is, or who is acting on behalf of, a prospective tenant or purchaser of the property.
- 2.12. Fix drawings or posters by means of blue-tac only.
- 2.13. Not to use bottled gas appliances.
- 2.14. To insure themselves and their possessions.
- 2.15. If any tenant wishes to leave, it is the responsibility for the remaining tenants to make up the fixed sum, or find a replacement
- 2.16. The rent remains the same throughout the agreement. i.e. Christmas and Easter Vacation

3. LANDLORD'S OBLIGATIONS

The Landlord agrees with the Tenant to:

- 3.1. Keep the structure of the property both interior and exterior, including drains, pipes, gutters, doors, windows, sanitary ware, electrical, gas and space heating apparatus and all fixtures and fittings in good repair and condition and proper working order and renewed as necessary, save only for loss or damage arising from defaults by the Tenant.
- 3.2. Ensure that all furnishings and furniture comply with the Furniture and Furnishing (Fire) (Safety) (Amendment) Regulations 1988, 1989, 1993.
- 3.3. Ensure that all gas installations and appliances are tested at least every 12 months by a CORGI Registered gas installer in accordance with the Gas Safety (Installation and Use) Regulations 1994 as amended.
- 3.4. Ensure that all electrical equipment complies with Electrical Equipment (Safety~) Regulations 1994.
- 3.5. Pay water rates on the property
- 3.6. Give atleast 1 hour notice in order to enter the property for the purpose of examining the state and condition of the property and the fixtures, furniture and effects and to execute repairs to the same.
- 3.7. Give at least 1 hour notice in order to give access to propestive tenants or purchaser of the property.
- 3.8. That the Tenant paying the rent and performing the agreements on the part of the Tenant may quietly possess and enjoy the property during the tenancy without any interruption by the Landlord or any person claiming to be their representative or agent.

4. DESPOSIT SCHEDULE

- 4.1. The deposit shall be held by the Landlord as security for:
 - 4.1.1. Any rent or other monies which may be due to the Landlord under the terms of this agreement,
 - 4.1.2. Any damage to the property, furniture, fixtures and fittings for which the Tenant may be liable.
- 4.2. Provided that the Tenant has vacated the property and returned all the keys to the property, to the Landlord, the deposit shall be returned to the Tenant within 1 (one) month of the expiration or determination of the tenancy. The deposit will be returned after the deduction of any sums of money agreed to be deducted under the terms of this agreement.
- 4.3. No interest shall be payable on the deposit.
- 4.4. The Landlord shall be required to refund the deposit or any part of it when there is a change in the person or persons who for the time being compromise the Tenant.

SIGNED AND DATED by the LANDLORD or his Trustee: _____

Date: _____

In presence of:

(Witness Signature)

Date: _____

SIGNED AND DATED by the said TENANTS:

TENANT 1: _____ **(Name in Capital):** _____ **Date:** _____

TENANT 2: _____ **(Name in Capital):** _____ **Date:** _____

TENANT 3: _____ **(Name in Capital):** _____ **Date:** _____

TENANT 4: _____ **(Name in Capital):** _____ **Date:** _____

In presence of:

(Witness Signature)

Date: _____

TENANT NAME	PERMANENT HOME ADDRESS	CONTACT NUMBER
TENANT 1		HOME : ----- MOBILE: -----
TENANT 2		HOME : ----- MOBILE: -----
TENANT 3		HOME : ----- MOBILE: -----
TENANT 4		HOME : ----- MOBILE: -----