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Created: 12/01/2018 by the VF Creator team.

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TENANCY AGREEMENT

FOR LETTING A PROPERTY ON AN ASSURED/ASSURED-SHORTHOLD TENANCY UNDER PART 1 OF THE HOUSING ACT 1988

Date 

**Between**:

**1. (Landlord)**

|  |  |
| --- | --- |
| Name |  |
| Address |  |
| Telephone Number |  |
| Email Address |  |

**2. (Tenant)**

|  |  |  |  |
| --- | --- | --- | --- |
| Name |  | | |
| Property address: |  | | |
| **Tenancy start date:** | | | |
| The tenancy begins on |  | | |
| and is a: | | at | per |
| The method of payment is to be | |  | |

**Responsibility:**

The landlord / tenant will be responsible for water charges, utility bills and council tax

**TENANT’S OBLIGATIONS**

The tenant agrees with the landlord as follows:

1. to pay the rent as and when it falls due;
2. to keep the interior of the premises and the fixtures, fittings, windows and other things, which form part of the premises, in as good a condition as they are in now. The tenant also agrees to make good any wilful damage that is done to the premises during the term of this tenancy;
3. not to part with possession of the premises or sub-let the whole of the premises;
4. to use the premises for living in as his/her only or principle home and not to operate a business at the premises without written consent from the landlord;
5. not to cause or allow members of his/her household or visitors to cause a nuisance/annoyance to neighbours or the neighbourhood;
6. not to commit or allow members of his household or visitors to commit any form of harassment on the grounds of race, colour, religion, sex, sexuality or disability which may interfere with the peace and comfort of, or cause offence to neighbours;
7. not to play or allow to be played hi-fi equipment or a musical instrument so loudly that it causes a nuisance or annoyance to neighbours;
8. not to keep pets in the premises without the landlord’s consent;
9. to keep the interior of the premises in a good condition;
10. to report to the landlord promptly any defect in or damage to the structure or internal installations of the premises;
11. to allow the landlord access at all reasonable hours of the daytime to inspect the condition of the property or to carry out repairs to the premises or adjoining property;
12. not to assign or sub-let the tenancy and take in lodgers without the landlord’s written consent;
13. to give the landlord at least one month’s notice in writing to end the tenancy;

**LANDLORD’S OBLIGATIONS**

The landlord agrees:

1. not to interrupt or interfere with the tenant’s right to peacefully occupy the premises;
2. to keep in good repair, the structure and exterior of the premises including
3. drains, gutters and external pipes;
4. the roof;
5. outside walls, outside doors, window sills, window catches, window frames;
6. internal walls, floors and ceilings, doors and door frames, door hinges and skirting boards;
7. chimneys, chimney stacks and flues but not including sweeping;
8. pathways, steps or other means of access;
9. plaster work;
10. garages and doors;
11. boundary walls
12. to keep in good repair and working order any installations provided by the landlord for space heating and sanitation and for the supply of water, gas and electricity including:
13. basins, sinks, baths, toilets, flushing systems and water pipes;
14. electrical wiring including sockets and switches, gas pipes and water pipes;
15. water heaters, fireplaces, fitted fires and central heating installations.

**General**

|  |  |
| --- | --- |
|  | The premises are to be let unfurnished. |
|  | The premises are let partly/fully furnished and attached is an inventory of all  the furniture and furnishings provided for the tenants use. |

There may be circumstances in which the landlord will not realise the deposit or bond at the end of the tenancy. These circumstances include:



**Declaration**

**Tenant:**

I , hereby confirm that I understand and accept the terms of the agreement.

|  |  |
| --- | --- |
| Signed: |  |
| Signature of witness: |  |
| Print name: |  |
| Date: |  |

**Landlord:**

|  |  |
| --- | --- |
| Signed: |  |
| Signature of witness: |  |
| Print name: |  |
| Date: |  |