

COMPANY LET

(for a Furnished or Unfurnished House or Flat)

AN AGREEMENT made on
DATE

<<<AgreementDate>>>

BETWEEN
Parties:

1. The Landlord

<<<LandlordName>>>

2. The Tenant

<<<CompanyName>>>

(Whose registered office is at <<<RegisteredOffice>>> Company
Registration No. <<<CompanyRegistrationNo>>>)

PROPERTY

The dwelling house situated and being

<<<Property>>>

together with the fixtures furniture and effects therein and more
particularly specified in the Inventory signed by the Parties.

TERM

This agreement will be for a period as from

<<<TenancyStartDate>>> To <<<TenancyEndDate>>>

A term certain of <Term> From <TenancyStartDate>

Subject to the right for either party at any time after the first six
months of the Term to end this Agreement early by giving to the
other written notice of <<<NoticePeriod>>> weeks

RENT

<<<Rent>>> Clear of all deductions for every calendar month of
the Term.

PAYABLE

In advance in equal monthly installments of <<<Rent>>> on the
<<<RentPaymentDay>>> of each month

FIRST PAYMENT

To be made on the signing thereof and thereafter as per attached
Appendix A.

The DEPOSIT

<<<Deposit>>>

The INVENTORY

Means the list of the Landlord's possessions at the Property which
has been signed by the Landlord and the Tenant

THIS AGREEMENT comprises the particulars detailed above and the terms and conditions
printed overleaf whereby the Property is hereby let by the Landlord and taken by the Tenant for
the Term at the Rent.

1. **WHERE** the context admits -

- a. "The Landlord" includes the persons for the time being entitled in reversion expectant on the tenancy
- b. "The Tenant" includes the persons deriving title under the Tenant
- c. References to the property include references to any part or parts of the Property and to the Fixtures Furniture and effects or any of them

2. **THE Tenant will**

- a. Pay the Rent at the times and in the manner set out above without any deductions or set off. In each case of late payment (defined as being 5 days overdue), £25 will be charged to the Tenant.
- b. Pay for all gas, electricity and water consumed on or supplied to the Property during the tenancy and the amount of all charges made for use of the telephone (if any) at the Property during the tenancy or a proper proportion of the sums demanded for the aforesaid utilities and facilities to be assessed according to the duration of the tenancy (for the avoidance of doubt such payment will be due in relation to amounts attributable to standing charges annual rates or levies or the like and to VAT as well as to actual consumption).
- c. Not damage or injure the Property.
- d. Keep the interior of the Property and all fixtures and fittings in good repair and condition (fair wear and tear only excepted) and immediately to replace all breakage's.
- e. Use the furniture in a tenant-like manner and to preserve the same from being destroyed or damaged and to make good, pay for, repair or replace with articles of similar quality and value all items of Furniture which are destroyed, lost, damaged or broken (fair wear and tear only excepted).
- f. Not to remove or allow to be removed any of the furniture from the Property and at the expiration or sooner determination of the Term to leave the furniture in the rooms or places in which it was at the commencement of the Term.
- g. Yield up the Property at the expiration or sooner determination of the Term in the same clean state and condition as it was in the beginning of the tenancy (reasonable wear excepted). Any damage to the Property, Fixtures, Furniture or Effects caused by the consumption of tobacco in any form will not be considered as reasonable wear and tear and a new for old replacement charge on the damaged items shall be levied on the tenant at the end of the tenancy.
- h. Pay for the washing (including ironing or pressing) of all linen and for the washing and cleaning (including ironing and pressing) of all counterpanes blankets and curtains which shall have been soiled during the tenancy (the reasonable use thereof nevertheless to be allowed for).
- i. Permit the Landlord or the Landlord's agents upon 24 hours' notice, at reasonable hours in the day to enter the Property to view the state and condition thereof. The Landlord reserves the right to perform an inspection of the Property at the end of each quarter (3 months).

- j. Not to assign, sublet, underlet, charge or part possession with the whole or any part of the Property.
- k. Not carry on the Property any profession, trade or business or let apartments or receive paying guests on the Property or place or exhibit any notice board or notice on the Property or use the Property for any purpose than that of a strictly private residence.
- l. Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the Tenants or occupiers of any adjoining premises or which may vitiate any insurance of the Property against fire or otherwise or increase the ordinary premium for such insurance.
- m. Permit the Landlord or the Landlord's agents upon 24 hours' notice, at reasonable hours within the last twenty-eight days of the tenancy to enter and view the Property with prospective Tenants and at any time during the Term prospective purchasers of the Landlord's interest in the Property to enter the Property.
- n. Perform and observe any obligation on the part of the Tenant arising under the Local Government Finance Act 1992 or regulations made thereunder to pay council tax and indemnify the Landlord against any such obligation which the Landlord may incur during the tenancy by reason of the Tenant's ceasing to be resident in the Property.
- o. Not keep or allow to be kept on any part of the Property any bird or animal of any kind.
- p. Keep the garden (if any) at the Property in good and tidy condition and not to remove or injure any trees, shrubs, plants or flowers growing in the garden of the Property and not to alter the layout of the garden.
- q. Not to make any alteration in or addition to the property without prior written consent from the Landlord. If written consent is not sought then the tenant will have to pay the costs of restoring the property to its original condition at the start of the tenancy.
- r. Not to glue stick or otherwise fix anything whatsoever to the exterior or interior of the Property without the Landlord's written consent
- s. Not allow anything other than human waste, toilet tissue or waste water to enter the drainage system. Items such as, but not limited to, sanitary towels, condoms, oil, fat, solid foods and paints, should be disposed in the waste bin. Should it be found that a drain blockage has been caused by anything other than human waste, toilet tissue or waste water, then the cost of clearing the blockage will be charged to the tenant.
- t. Report to the Landlord promptly any disrepairs or defects in the Property or in any installations or fixtures and fittings at the Property.
- u. Accept full responsibility for ensuring all fire and smoke alarms are fully operational by testing them every four weeks by following the provided user instructions. The tenant will be responsible for replacing batteries as required and ensuring working batteries are installed at all times. The Tenant must report any fault with smoke or fire alarms immediately to the Landlord.
- v. Accept full liability for loss, damage or injury to Tenant or Tenant property arising from the use of the Property its' furnishings, fixtures, fittings and all items detailed in the attached inventory.

- w. If the Tenant does not wish to remain in the Property after the end of the fixed term then two months' prior notice to quit should be given in writing to the Landlord
 - x. pay interest at the rate of 4% above the Base Lending Rate for the time being of the Landlord's bankers upon any Rent or other money due from the Tenant under this Agreement which is more than 3 days in arrear in respect of the period from when it became due to the date of payment
3. **SUBJECT** to the Tenant paying the rent and performing his/her obligations under this Agreement the Tenant may peaceably hold and enjoy the Property during the term without interruption from the Landlord or any person rightfully claiming under or in trust for the Landlord
4. **THE Landlord will**
- a. insure the property
 - b. keep in repair the structure and exterior of the Property (including drains gutters and external pipes)
 - c. keep in repair and proper working order the installations at the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences)
 - d. keep in repair and proper working order the installation at the Property for space heating and heating water, but the Landlord will not be required to:
 - i) carry out works for which the Tenant is responsible by virtue of his/her duty to use the Property in a tenant-like manner
 - ii) rebuild or reinstate the Property in the case of destruction or damage by fire or by tempest flood or other inevitable accident
5. **THE Landlord and Tenant agree:**
- a. The attached Inventory accurately describes the Fixtures and Furnishings provided in the Property and their condition
 - b. Any notice served by the Landlord on the Tenant shall be sufficiently served if sent by registered or recorded delivery post to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property
 - c. That 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
 - d. That after the first 6 months of the fixed term, the Tenancy may be terminated by either party by way of a minimum of two months' written notice
 - e. That the Rent will be reviewed on «**ContractEndDate**» and if the Tenant is offered a renewal fixed term tenancy the Rent shall be increased to £?? per month

6. **IN the event** of the Rent being unpaid for more than 10 days after it is due (whether demanded or not) or there being a breach of any other of the Tenant's obligations under this Agreement or the Tenant entering into liquidation or having a receiver or administrative receiver appointed then the Landlord may re-enter the Property and this Agreement shall thereupon determine absolutely but without prejudice to any of the Landlord's other rights and remedies in respect of any outstanding obligations on the part of the Tenant.
7. **THE Deposit** has been paid by the Tenant and is held by the Landlord to secure compliance with the Tenant's obligations under this Agreement (without prejudice to the Landlord's other rights and remedies) and if, at any time during the Term, the Landlord is obliged to draw upon it to satisfy any outstanding breaches of such obligations then the Tenant shall forthwith make such additional payment as is necessary to restore the full amount of the Deposit held by the Landlord. As soon as reasonably practicable following termination of this Agreement the Landlord shall return to the Tenant the Deposit or the balance thereof after any deductions properly made.
8. **THE Landlord** hereby notifies the Tenant under Section 48 of the Landlord & Tenant Act 1987 that any notices (including notices in proceedings) should be served upon the Landlord at the following address: **74 Albury Drive, Pinner, Middlesex, HA5 3RF.**
9. All references to the singular shall include the plural and vice versa and any obligations or liabilities of more than one person shall be joint and several and an obligation on the part of a party shall include an obligation not to allow or permit the breach of that obligation

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by the above-named
(the Landlord)

«**Landlord**»

SIGNED by the above-named
(the Tenant)

«**Tenant1**»

(Director for and on behalf of the Tenant)

in the presence of

APPENDIX TO AGREEMENT

BETWEEN

Landlord **«Landlord»**

Tenant **«Tenant1»**

In case of any problem or query arising within the Property during the tenancy the Landlord should be contacted at:

Address
Telephone
Fax
Email

Rental payments must be paid monthly in advance by standing order so that cleared funds reach to the Landlords account by the required date as agreed.

Landlords account details:

Bank **«Bank»**
Address **«BankAddress1»**
 «BankAddress2»
 «BankAddress3»
 «BankAddress4»
 «BankAddress5»
Sort code **«BankSortCode»**
Account no **«BankAccNumber»**
Account name **«BankAccName»**

Monthly rental payments of **«RentPerMonth»**

Dates on which payment is due:

«PaymentDate1» **«PaymentDate7»**
«PaymentDate2» **«PaymentDate8»**
«PaymentDate3» **«PaymentDate9»**
«PaymentDate4» **«PaymentDate10»**
«PaymentDate5» **«PaymentDate11»**
«PaymentDate6» **«PaymentDate12»**