

# AGREEMENT

Between

<<LFULLNAME>>

And

<<TYAGNAME>>

And

Guarantor's Name **(Fill in or delete if not applicable)**

Relating To

<<PADD1>>

<<PADD2>>

<<PADD3>>

<<PADD4>>

<<PADD5>>

<<PPSTCD>>

**(<<PCODE>>)**

Dated

<<TYCurSTART>>

Period of Agreement: <<TYCurSTART>> - <<TYRENEW>> **(1 day before)**

### Important Notes for Tenants

- \* **This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.**
- \* **Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually. Where the tenancy is subject to deposit protection then joint tenants may have to nominate a lead tenant to act on their behalf with the Landlord or Tenancy Deposit Scheme provider or their alternative dispute resolution service provider.**
- \* **If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.**

### General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

### More Information

For more information on using this tenancy agreement please refer to the 'Letting Information Point' on The Letting Centre website. Website address: [www.letlink.co.uk](http://www.letlink.co.uk)

## TENANCY AGREEMENT

**THIS AGREEMENT** is made the <<TYCurSTART>>  
Between

<<LFULLNAME>>  
c/o Cosgroves  
49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

Hereinafter called ("the Landlord")  
And

<<TYAGNAME>>

Hereinafter called ("the Tenant")  
And

**(Insert if required, or if not delete paragraph)**

Hereinafter called ("the Guarantor").

**IT IS AGREED AS FOLLOWS:-**

1. The Landlord lets and the Tenant takes ALL THAT property situate and known as  
<<PADD1>> <<PADD2>> <<PADD3>> <<PADD4>> <<PADD5>> <<PPSTCD>>

Hereinafter called ("the Premises")

together with the use of the entrance hall and lift (if any) stairs and passageway and the furniture and household effects ("the Furniture and Effects") now in the Premises and which are specified in the inventory agreed by the parties hereto or their agents on or before possession being taken by the Tenant for the term certain of <<TYTERM>> commencing at midday on the <<TYCurSTART>> at a rent of £<<TYRENT>> (<<TYRENTWORDS>>) payable <<TYPERWORDS>> in advance without any deduction or set off whatsoever allowable by <<TYPERWORDS>> standing order or by whole of <<TYTERM>> rent the first payment to be made on the <<TYCurSTART>> SUBJECT to any increase in the rent to which the Landlord may therefore be entitled pursuant to S 6 and/or S 13 of the Housing Act 1988(amended).

2. The Landlord lets and the Tenant takes the Premises for the term and rent as set out above. If the Tenant should vacate the property before the expiration of the initial lease then the tenant shall be liable for rent payments up to the date upon which the Premises is re-let or to the expiration of notice hereinafter provided for whichever is the sooner. In this event the tenant should vacate the Premises seven days prior to the date upon which the Premises is re-let.
3. Upon expiry of the initial fixed term of this tenancy agreement, it is agreed that the tenancy shall continue as a monthly contractual tenancy until ended following either party giving Notice and the same terms and conditions of this Agreement shall apply. This agreement creates a single tenancy that starts with a fixed term and then becomes monthly periodic. This would normally guarantee both parties the rights and obligations for the fixed term and a minimum of one monthly period. The following two clauses allow either party to terminate the agreement earlier than that date, but not before the end of the fixed term.
  - (1) The Landlord may bring the tenancy to an end at, or at any time after, the expiry of the fixed term by giving to the Tenant at least two months' written notice stating that the Landlord requires possession of the Property. A notice under section 21 of the Housing Act 1988 will suffice to implement this sub-clause. Such a notice can be served at the earliest at the commencement of month 5 on the first ever agreed tenancy or at any time during the tenancy on any subsequently agreed renewals.
  - (2) The Tenant may bring the tenancy to an end at, or at any time after, the expiry of the fixed term by giving to the Landlord at least one month's written notice stating that the Tenant wishes to vacate the Property. A letter or electronic mail will suffice to implement this sub-clause. While the tenancy is periodic the one month's written notice must expire the day before a Rent Due Date. Such a notice can be served at any time during the tenancy.

4. The rent shown in Clause 1 is for single occupancy unless the name shown as ("the Tenant) where before written is more than one should the Landlord permit a second Tenant to take up occupation of the Premises as herein provided a new rent will be set and a new joint Tenant will be bound by this Agreement and their responsibilities and obligations to the Landlord will be joint and several.

5. **THE TENANT HEREBY AGREES WITH THE LANDLORD AS FOLLOWS:-**

(1) To Pay:-

(a) The reserved rent at the times and in the manner aforesaid and to pay penalties for late payments at a rate of 3% above the Bank of England base rate calculated from the date due to the date actually received by the Landlord or his duly authorised agent.

(b) An administration fee of thirty five pounds (£35.00) + VAT for each time a late reminder letter is sent due to late rent payments

(c) An administration fee of thirty five pounds (£35.00) + VAT for each time a cheque or standing order is dishonoured and returned by a Bank for whatever reason.

(d) An administration fee of thirty five pounds (£35.00) + VAT for each time a payment is received after the due date.

(e) All existing and future rates taxes assessments council taxes and other outgoings now or at any time during the tenancy payable in respect of the Premises or any part thereof or by the owner or occupier thereof.

(f) All water gas electricity and telephone charges and rentals (if any) (including standing and consumption charges and any deposits or connection or termination charges) which should be consumed on or supplied to the premises during the tenancy or a proper proportion thereof in the event that any such charges are attributable in part to periods before or after the tenancy.

(g) All television licence charges required by law are the responsibility of the Tenant and any action against the Landlord that shall arise from the failure of the Tenant to obtain and keep such a licence will render the Tenant liable for all costs incurred by the Landlord

(h) All expenses (including solicitors costs and surveyors fees) incurred by the Landlord incidental to the preparation and service of a notice under Section 146 of the Law of Property Act 1925 notwithstanding that forfeiture may be avoided otherwise than by relief granted by the court. All expenses incurred by the Landlord pursuant to any dishonoured cheque being tendered by the Tenant or the reasonable cost of providing replacement keys or security devices for the property which are provided in the event the Tenant loses the existing ones up to a maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred

(i) A maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred, for each amendment/change to the Tenancy Agreement requested by the Tenant and agreed by the Landlord.

(j) Where a surrender of the tenancy has been agreed, any losses incurred by the Landlord on acceptance of the surrender, which could be but not limited to the remaining rent for the term, re advertising costs, utility supply costs, council tax and costs for any legal services retained.

(k) **A deposit of £<<TYDEPFULL>> (Enter Amount in Words) is payable on signing this Agreement. It is protected by the following scheme: <<TYTDSCHENAME>> <<TYTDSCHEMEWEBURL>>.** The Tenant pays the Deposit as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as reasonably possible after conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation as agreed by the appropriate deposit scheme, details of which are contained in the scheme's deposit information leaflet and website and after the production of final accounts for all the Tenants responsibilities and liabilities under clause 5.1. If the total amount lawfully due at the end of the tenancy exceeds the amount of the Deposit the Tenant shall reimburse the Landlord the further amount, within 14 days of the request being made.

(l) At the determination of the tenancy the Premises is to be cleared of all goods and property belonging to the Tenant. Any items left after the determination of the tenancy will be removed from the property and disposed of and the Tenant will be liable for the cost of doing so. The Landlord reserves the right to sell any usable goods using the proceeds to claim the cost of doing so.

(m) It is the Tenant's responsibility to have fully vacated the property, returned keys by midday and to return all items to the respective rooms, drawers and cupboards as shown on the original inventory; and to have all cleaning and gardening as necessary completed before the Check

- Out Inspection is carried out; failure to do so will result in an additional charge to the tenant.
- (n) The carpets will be professionally cleaned before the Tenant takes occupation and the Tenant agrees to organise professional carpet cleaning at the termination of the tenancy and provide the receipt for such works to Cosgroves. Failure to do so will result in Cosgroves organising professional carpet cleaning at the tenants cost.
- (2) To keep the interior of the Premises in good and substantial repair condition and decoration and at the same condition as at the commencement of the tenancy (damage by fire lightning storm and tempest or other inevitable accident only excepted) and to keep in tenantable repair all fixtures and fittings and glass on the Premises including smoke alarm batteries where fitted and not to remove or allow to be removed from the Premises any of the Furniture and Effects and to keep the Furniture and Effects clean and in good repair order and preservation (reasonable wear and tear excepted) and in the event of loss or damage or destruction of any of the Furniture and Effects if practicable to forthwith make good all damage thereto and otherwise to replace the same with similar articles of at least equal value or if the Landlord so requires to pay the Landlord the value of any such articles which may be lost destroyed or so damaged as to be incapable of being restored to their former condition.
- (3) To permit the Landlord or his agent with or without workmen or others:-
- (a) At any time or times to enter upon and examine the state of repair and condition of the Premises and the furniture and effects and for all other proper purposes.
- (b) At reasonable times to enter upon the Premises for the purpose of executing repairs in connection with the Landlord's agreement hereinafter contained.
- (c) At reasonable times to enter upon the Premises for the purpose of executing repairs to the Premises or any neighbouring property.
- (d) The Tenant to notify the Landlord of any defects or want of repair at the Premises immediately they become apparent to the Tenant
- (4) To repair and make good all defects of which notice in writing shall be given by or on behalf of the Landlord to the Tenant as soon as practicable but in any event within three calendar months after the giving of such notice.
- (5) Not to do or permit or suffer upon the Premises anything which may:-
- (a) Render any increased or extra premiums payable for any insurance for the time being of the Premises or the Furniture and Effects or which may make void or voidable any policy of such insurance.
- (b) Become a nuisance annoyance damage or disturbance to the Landlord or to the owners or occupiers of the adjoining properties.
- (6) Not to make any alterations or additions to the Premises or the Furniture and Effects.
- (a) No redecoration or decoration should be carried out without the prior written consent of the Landlord.
- (b) Not to change locks or install additional locks without the prior written consent of the Landlord or the Agents and in the event of consent being given one full set of new keys are to be given at the Tenants expense to the Landlord or the Agents.
- (c) To forward upon receipt to the Landlord or the Agents any correspondence addressed to the property which is not for the Tenants
- (7) To use the Premises and the furniture and effects in a Tenantlike manner and to use the Premises for the purpose of a private residence for the Tenant and his immediate family only. The Tenant must ensure that no repairs or call out charges are incurred by the Landlord because of the Tenant's failure or that of any occupier/visitor to do so. For example, flushing wet wipes or oil/fat down either the toilet or sink, failure to have sufficient credit on a meter to operate the gas fired boiler, or not reporting a repair to the Landlord at the earliest opportunity
- (8) Not to assign underlet charge or part with possession of the Premises or any part thereof or leave the Premises unoccupied (ordinary holidays excepted).
- (9) During any periods of absence to turn off water and other services or to set the central heating systems to frost protection mode. The Tenant to take all reasonable steps to ensure that any tanks or water pipes in the Premises do not freeze. **Caution** If you do not feel confident to

undertake this procedure yourself, contact a qualified technician for assistance. Care must be taken during the procedure as there are risks of causing permanent damage to the system.

- (10) Not to remove any of the Furniture and Effects or any part thereof or any articles added to or substituted for the same from the Premises without the prior consent in writing of the Landlord and to leave the same at the expiration or sooner determination of the tenancy in the several rooms and places found at the commencement of the tenancy.
- (11) Not to use the Premises or permit them to be used for any illegal or immoral purpose or in contravention of any statute regulation or byelaw.
- (12) To pay for the washing of all linen and for the washing and cleaning of all counterpanes blankets duvets carpets and curtains which have been soiled during the tenancy and which at the determination of the tenancy may require to be washed or cleaned.
- (13) Not to place leave or cause to be left anything in any entrance landing passageway stairway lift or other communal part of the building (if any) and not to throw or allow to be thrown anything whatsoever from any windows of the Premises
- (14) Within seven days after the receipt of any notice given or order made by a competent authority in respect of the Premises to give full particulars thereof to the Landlord and to take all reasonable steps to comply with the same and to join with the Landlord in taking such other reasonable action in relation thereto as the Landlord may decide.
- (15) The Tenant shall in the event of any infectious or contagious disease happening during the tenancy carry out at his own expense any requirements for disinfecting the rooms which may be directed by the Medical Officer of Health and will pay for any necessary decoration and replace any articles the destruction of which may be rendered necessary in consequence of such disaffection
- (16) The Tenant shall in the event of any pest infestation happening during the tenancy carry out at his own expense any requirements for the eradication of the infestation
- (17) Smoking of tobacco products is prohibited on the entire property, including individual units, common areas, every building and adjoining grounds. The Tenant agrees and acknowledges that all areas of the property have been designated as a smoke-free living environment and Tenant and members of Tenant's household shall not smoke tobacco products or any other non tobacco substance in these areas, nor shall Tenant permit any guest or visitor under the control of Tenant to do so.
- (18) Not to keep any animal or pet in the Premises without the prior written consent of the Landlord which consent if given may be withdrawn at any time if the Landlord in his discretion consider that such animal or pet has or may become a nuisance or annoyance to any neighbour
- (19) Not to allow oil paraffin butane or Calor gas heaters to be kept on or to be used in or on the Premises nor to install or use additional heaters without the prior written consent of the Landlord or his Agents
- (20) Not to erect or permit to project outside the Premises any wireless satellite dish cable TV or television aerial without the prior consent in writing of the Landlord or the Agents
- (21) At the determination of the tenancy to yield up the Premises with fixtures and fittings which now are or at any time during the tenancy shall be therein and the Furniture and Effects in good and substantial repair and condition in accordance with the agreement hereinbefore contained and the tenant shall remove all personal belongings contained within the premises. All items must be returned to their original position and failure to do so may result in a charge.
- (22) To return the keys of the Property to the Landlord or his agent between the hours of 09:00 and 12:00 on or before the agreed termination date or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned.

- (23) The Landlord reserves the right to dispose of any of the tenants belongings which remain in the premises seven days after the determination of the lease and will deduct the cost of disposal from any sale proceeds retaining any balance for the tenant.
- (24) Where the Tenant is a Limited Company the tenant shall not permit any employee or other person to occupy the property or any part thereof so as to create in favour of that person a Protected or Statutory Tenancy as defined by The Rent Act 1977
- (25) To approve the Inventory and advise the Landlord or Agent accordingly within seven days from the date of this Agreement, or the Inventory is otherwise deemed to have been accepted as a true and accurate record of the condition of the Property and Contents.
- (26) During the last two months of the tenancy to permit prospective tenants or purchasers at reasonable times to inspect and view the Premises. These viewings will be conducted by the Landlord or his agents and at least 24 hours notice will be provided.
- (27) To keep the garden and grounds properly cultivated according to the season and free from weeds, in a neat and tidy condition with the lawns regularly mown and edged, and shrubs and trees pruned but not alter the character or layout of the garden or grounds.
- (28) The Tenant cannot act in such a way which requires the Landlord to claim against their insurance policy, whether such action is through negligence, misuse or failure to act reasonably by the Tenant or any of their visitors or friends.
- (29) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable administration charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or Agent his reasonable expenses.
- (30) Safety Measures;
  - (a) The Tenant is to test all smoke and carbon monoxide alarms on a weekly basis, to clean the alarms on a three-month basis using the soft brush of a vacuum cleaner and to replace batteries as and when necessary.
  - (b) The Tenant must follow the advice contained within any Legionella or Fire Risk guidance provided by the Landlord.
  - (c) The Tenant must ensure that they report any defects or hazards within the Property or any of the outside areas to the Landlord at the earliest opportunity.

**6. THE LANDLORD HEREBY AGREES WITH THE TENANT AS FOLLOWS:-**

- (1) To keep in repair the structure and exterior of the Premises (including the drains gutters and external pipes) having regard to the age character and prospective life of the Premises and the locality in which they are situated PROVIDED THAT this liability shall not include any works or repairs for which the Tenant is liable by virtue of his duty to use the Premises in a Tenantlike manner or would be so liable apart from any express covenant on his part or to re-build or reinstate the premises in case of destruction or damage by fire flood tempest or other inevitable accident.
- (2) The Landlord will repair or replace as necessary the contents fixtures and fittings of the Premises provided for the use of the Tenant that become defective except where defects have arisen through neglect or misuse by the Tenant his family or guests. This excludes any washing machine, tumble dryer, microwave or dishwasher that may have been provided.
- (3) In the event that a defect arises in the Property or contents that causes, or is likely to cause, serious physical harm to the Tenant, and the cause of such harm or likely harm is not removed or neutralised within fourteen days of written notice of the defect and its nature being given by the Tenant, the Tenant shall be entitled to terminate the tenancy immediately without further notice, and any rent paid in advance shall be refunded pro rata to the date of termination.

- (4) That the Tenant paying the rent hereby reserved and performing and observing the several agreements on the Tenant's part herein contained may quietly hold and enjoy the Premises and the furniture and effects during the tenancy without any lawful interruption or disturbance from or by the Landlord here meaning only the party hereto personally and not any other reversioner or any persons claiming under or in trust for him.
7. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED that if and whenever any part of the said rent shall be in arrears for fifteen days (whether formally demanded or not) or if and whenever there shall be any breach by the Tenant of his obligations hereunder or if the Tenant shall commit any act of bankruptcy or shall leave the Premises unoccupied for more than five weeks then the Landlord may re-enter upon and take possession of the Premises and the furniture and effects and determine this Agreement and the tenancy created but without prejudice to any other rights or remedies of the Landlord.
8. This tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Schedule 2 Ground 2 of the Housing Act 1988
9. THE TENANCY GRANTED UNDER THIS AGREEMENT IS AN ASSURED SHORTHOLD TENANCY under Section 19 of the Housing Act 1988 (as amended by the Housing Act 1996) and the provisions for the recovery of possession by the Landlord in Section 21 thereof apply accordingly. AS WITNESS the hands of the parties hereto.
10. For the purpose of Section 48 Landlord and Tenant Act 1987 the Tenant may serve any notice for the Landlord at 51 Osborne Road Southsea Hants PO5 3LS
11. For the purpose of Section 196 of The Law of Property Act 1925 any notices which are sent by recorded or registered post or by simply leaving them at the Premises are deemed served on the Tenant.
- 12.(1) The Tenant **does / does not (delete as appropriate)** agree that any notices/document given under or regarding this agreement which are required to be given in writing may, alternatively, be sent by email (except as set out in clause 12.(2) below. Notices/documents sent by email shall be taken to be received the day after being sent. The Tenant's email address for these purposes is: <<TYE-MAIL>> **(delete Tenant's email if not agreeing to service by email).**
- 12.(2) Any notice given under section 8 (notice of proceedings for possession) or section 21 (recovery of possession on expiry or termination of assured shorthold tenancy) of the Housing Act 1988 must always be given to the Tenant in hard copy in accordance with clause 12.(1) above.

**13. THE GUARANTOR HEREBY AGREES WITH THE LANDLORD**

The Guarantor is the primary obligor and the Guarantor is responsible for arrears of rent and dilapidations due from the Tenant and it is the responsibility of the Guarantor to minimise any loss incurred by the Landlord throughout the duration of the occupation of the Premises by the Tenant

14. If you continue to reside in the premises after the initial fixed term the tenancy agreement will automatically transfer into a periodic tenancy with no fee.

**15.(0) Privacy Policy**

- 15.(1) Data Controller: Cosgroves 49-51 Osborne Road Southsea Hampshire PO5 3LS  
02392827827 info@cosgroves.co.uk  
ICO Registration Number: Z2704058

**15.(2) Your Personal Data**

We will hold and process your personal data for contractual and/or legitimate reasons. Therefore, our personal data will be shared with third parties to include but not limited to the landlord, contractors to conduct repairs, property management software systems, deposit



protection schemes and utility companies to ensure the efficient management of the property and tenancy. We will also hold and process your personal data for any lawful reason required such as a law enforcement or a HMRC request. We will not share your personal data with any other third party not connected to the management of the property or tenancy without your explicit consent.

**15.(3) Right to Deletion**

You have the right to request that all your personal data we hold is deleted. Such a request can be sent to the above address or email, where we will confirm deletion or if not possible, explain the legitimate or lawful reasons why such a request cannot be actioned within 7 working days of receipt.

**15.(4) Right to Rectification**

You have the right to request that we amend any personal data we hold for you if you believe it is incorrect. Such a request can be sent to the above address or email, where we will confirm rectification or if not possible, explain the legitimate or lawful reasons why such a request cannot be actioned within 7 working days of receipt

**15.(5) Subject Data Access Request**

You have the right to request at any time, confirmation of the actual personal data we hold for you, and how this has been processed. Such a request can be sent to the above address or email which will be actioned within 7 working days of receipt.

**15.(6) Complaint**

In the first instance, if you have any complaint about how we hold or process your personal data, then please contact us at the above address or email. If you are still dissatisfied with our response, then you have the right to contact the Information Commissioners Office (ICO) at the following website <https://ico.org.uk/> quoting our ICO registration number which can be found above.

**16.(0) Tenancy Deposit Prescribed Information**

16.(1) The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your tenancy deposit is:

Deposit Protection Service (The DPS) The Pavilions Bridgwater Road Bristol BS99 6AA  
Telephone No. 0330 303 0030

Online: Enquiry Forms are available through the Virtual Customer Service Agent or the Frequently Asked Questions at [www.depositprotection.com](http://www.depositprotection.com)

16.(2) Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme.

**See attached Terms and Conditions**

16.(3) Information on the procedures applying for the release of the deposit at the end of the tenancy.

**See attached Terms and Conditions**

16.(4) Procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the tenancy.

**See attached Terms and Conditions**

16.(5) Procedures that apply under the Scheme where the Landlord and the Tenant dispute the amount to be repaid to you in respect of the deposit.

**See attached Terms and Conditions**

16.(6) The facilities available under the Scheme for enabling a dispute relating to The deposit to be resolved without recourse to litigation. There is an alternative Dispute Resolution Scheme available enabling an independent adjudicator to decide on any dispute.

**See attached Terms and Conditions**

16.(7) Tenancy Specific Information

(1) The deposit value can be found in clause 5.1.k

(2) The address of the property can be found in clause 1

(3) The name and address of the landlord can be found at the top of page 3

(4) The name and address of the tenant can be found at the top of page 3

(5) Details of any other relevant party (inc. any third party who provided the deposit for the tenant):

(6) The reasons for any possible deductions from the deposit by the landlord can be found in clause 5.(1)(k) and clause 5.(29).

The Landlord or the Landlord's Agent sign this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii), the Landlord certifies that the information provided about the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief; and that the Tenant has had the opportunity to sign this document containing the information provided by the Landlord, by way of confirmation that the information is accurate to the best of the Tenant's knowledge and belief.

**SIGNED by the LANDLORD(s) :-** \_\_\_\_\_

**(or the Landlord's Agent)**

In the presence of :-

Witness Signature: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Witness Occupation: \_\_\_\_\_

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

The Tenant signs this agreement to confirm acceptance of the terms within it and in accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii)(bb), the Tenant confirms that the information provided for the Tenancy Deposit Protection prescribed information is accurate to the best of his knowledge and belief.

**SIGNED by the TENANT(s) :-** \_\_\_\_\_

**Print TENANT(S) Name:** \_\_\_\_\_

In the presence of :-

Witness Signature: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Address: \_\_\_\_\_

Witness Occupation: \_\_\_\_\_