

PR502

Assur

at for un-furnished flat

This agreement is dated:

The "Landlord" is: [landlo

The "Tenant" is: [names a

The "Guarantor" is: [guar

If there is more than one t
and individually. Each tena
responsible for the obligati

o each of them both jointly
is agreement and is wholly

1 The Landlord hereby
for the rent, and in
agreement.

t hereby takes the Property
conditions set out in this

2 This agreement cre
chapter II of the Hou
by the landlord in se
the Landlord and Te
it.

ancy as defined in part 1,
the recovery of possession
agreement. If section 11 of
's obligations are subject to

The terms and conditions

3 The Property is: the

The "Property" inclu

3.1 the fixtures a

y If any);

3.2 the use of a
landing and a
the property a

s entranceway, hall, stairs,
ssary for the enjoyment of

4 The Term of the ten

r] months starting on [date]



5 **The Rent is:** £[amount] per month, the first payment being due on the [day] day of each month.

payments in advance, the payments being due on the same

6 **Method of Payment:** To be specified by the Landlord.

to be specified by the

7 **The Deposit shall be**

8 **The Landlord's proportion** to the cost of preparing inventories at the commencement and termination of the tenancy shall be [amount]

Tenant (being a contribution of the inventories at the amount]

9 **Rent**

The Tenant will pay the rent, without any deduction or set-off, on the [day] day of each month, in arrears, by [method of payment]

times specified above, with

10 **Guarantor(s)**

The guarantor agrees to indemnify and hold the landlord harmless from all losses incurred as a result of the tenant's failure to comply with any of the terms of this agreement, including but not limited to, the tenant's failure to comply with any obligation in this covenant remains fully effective.

fy the landlord against all losses incurred as a result of the tenant's failure to comply with any of the terms and any extension of it. The guarantor shall remain fully liable to comply with any obligation in this covenant remains fully

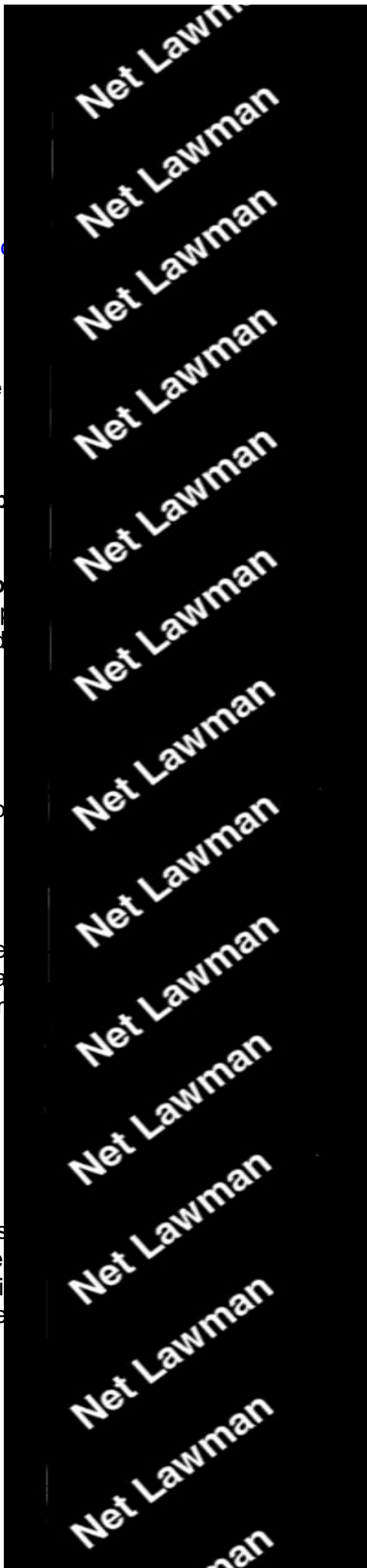
11 **The Deposit**

11.1 The deposit shall be [amount] and is to be held in a separate bank account as security against the tenant's failure to comply with any of the obligations set out in this agreement.

the signing of this agreement and the duration of the tenancy as well as the rent or perform the

11.2 The Tenant shall pay the deposit in full on the [day] day of [month] [year].

part payment of the final



instalment of

11.3 The Landlord shall pay to the Tenant the money due to the Tenant under this agreement after deduction of any money due to the Landlord at the termination of the tenancy and the Tenant shall be liable to pay to the Landlord the amount of such deduction.

11.4 If the Landlord has any claim against the Tenant for more than one item, he can allocate the amount of such claim in his choice.

12 Forfeiture of the right to occupy the premises

If either:

the rent, or any other sum due to the Landlord under this agreement, is overdue by 21 days;

the Tenant has breached any other term of this agreement, then the Landlord shall be entitled to forfeit the right to occupy the premises.

He can do this by either:

by serving the Tenant with a notice to quit, or

by re-entering the premises or allowing anyone else to do so.

If the Landlord exercises his right to forfeit the right to occupy the premises, he shall not be liable to account to the Tenant for any sums received by him in respect of the premises after the date of forfeiture, and he shall be entitled to recover from the Tenant any sums so received by him.

13 Interest on overdue sums

When the rent or any other sum due to the Landlord under this agreement is overdue, even if the Tenant has paid the overdue sum from the date of payment, interest shall be due on the overdue sum from the date of payment, at the rate of 5% above the rate applicable to the Bank of England.

14 Insurance

14.1 The Landlord shall insure the premises and, if he so wishes, the contents of the premises against such risks as are normally

This document has total 10 pages. Here preview is shown for first 3 pages only.