

HOUSE RENTAL AGREEMENT

Location: _____ Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address: _____

Phone/Email: _____

Property Information:

Property Address: _____

Type of Property: _____

Furnishings Included: _____

Term of Tenancy:

Start Date: _____ End Date: _____

Rent Payment Frequency: _____

Rent Amount per Period: _____ GBP

Deposit and Fees:

Security Deposit Amount: _____ GBP

Additional Fees (if any): _____

Clause 1 – Grant of Tenancy

The Landlord hereby grants the Tenant a tenancy of the Property described above for the Term specified, subject to the terms and conditions set forth in this Agreement.

Clause 2 – Rent

The Tenant agrees to pay the Rent Amount specified in this Agreement to the Landlord or as otherwise directed, on the due date according to the Rent Payment Frequency, without deduction or set-off.

Clause 3 – Deposit

The Tenant shall pay the Security Deposit specified, which the Landlord holds as security for Tenant's obligations under this Agreement, including damages, unpaid rent, and breaches. The Deposit will be returned to the Tenant within a reasonable time after the end of the tenancy, less any deductions.

Clause 4 – Use of Property

The Tenant shall use the Property exclusively as a private residence and shall not engage in any illegal or commercial activities thereon. The Tenant shall not cause nuisance or annoyance to neighbours or others.

Clause 5 – Repairs and Maintenance

The Landlord shall keep the Property in a reasonable state of repair and fit for habitation. The Tenant shall take reasonable care of the Property and promptly notify the Landlord of any repairs required.

Clause 6 – Utilities and Services

The Tenant shall be responsible for payment of all utilities and services unless otherwise agreed. The Landlord shall maintain any services provided as part of the tenancy.

Clause 7 – Alterations and Improvements

The Tenant shall not make any alterations, decorations, or improvements to the Property without the prior written consent of the Landlord.

Clause 8 – Access to Property

The Landlord or authorised agents may enter the Property at reasonable times upon giving appropriate notice, for the purpose of inspection, repairs, or other lawful reasons.

Clause 9 – Subletting and Assignment

The Tenant shall not assign, sublet, or part with possession of the Property or any part thereof without the prior written consent of the Landlord.

Clause 10 – Termination

This Agreement may be terminated by either party in accordance with applicable UK laws, including the giving of proper notice. Upon termination, the Tenant shall vacate the Property and return possession to the Landlord.

Clause 11 – Inventory

An inventory of the Property's contents and condition shall be taken at the start and end of the tenancy to assess any damages or losses.

Clause 12 – Insurance

The Landlord is responsible for insuring the Property and building. The Tenant is advised to obtain insurance for personal belongings and liability.

Clause 13 – Legal Compliance

Both parties shall comply with all relevant UK statutes, regulations, and local bylaws, including health and safety and housing standards.

Clause 14 – Dispute Resolution

Any dispute arising under this Agreement shall be resolved amicably between the parties or, failing that, through mediation or the UK courts.

Clause 15 – Notices

All notices shall be in writing and delivered personally, by post, or electronic means to the addresses specified herein or as otherwise notified.

Clause 16 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements relating to the tenancy.

Clause 17 – Severability

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in

full force and effect.

Clause 18 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

Clause 19 – Signatures

This Agreement may be executed in counterparts and electronic copies, each of which shall be deemed an original.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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