

OCCUPATION CONTRACT

Property Address: _____ Contract Number: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Term of Occupation:

Start Date: _____ End Date: _____

Rental Details:

Monthly Rent: _____ GBP

Deposit Amount: _____ GBP

Payment Due Date Each Month: _____

Clause 1 – Occupation Grant

The Landlord grants the Tenant the right to occupy the Property for the Term specified, subject to the terms and conditions of this Agreement.

Clause 2 – Rent and Payments

The Tenant agrees to pay the Monthly Rent and Deposit Amount as specified. Rent shall be paid in advance on or before the Payment Due Date each month by bank transfer or other agreed means.

Clause 3 – Use of Property

The Tenant shall use the Property solely for residential purposes and shall not sublet or assign the occupation rights without the prior written consent of the Landlord.

Clause 4 – Repair and Maintenance

The Tenant shall keep the Property in a clean and tenable condition and shall notify the Landlord promptly of any defects or repairs needed. The Landlord shall maintain the Property in good repair except for damage caused by the Tenant's negligence.

Clause 5 – Utilities and Services

Unless otherwise agreed, the Tenant shall be responsible for all utility charges, council tax, and other services associated with the Property during the Term.

Clause 6 – Access

The Landlord may enter the Property upon giving reasonable prior notice (except in emergencies) for inspection, repairs, or to show the Property to prospective tenants or purchasers.

Clause 7 – Deposit Protection

The Deposit Amount shall be held in a government-authorised tenancy deposit protection scheme in accordance with UK law and shall be returned to the Tenant at the end of the Term, subject to any lawful deductions.

Clause 8 – Tenant Obligations

The Tenant shall comply with all applicable laws and regulations, not cause nuisance or annoyance, and allow the Landlord reasonable access for maintenance and inspection.

Clause 9 – Landlord Obligations

The Landlord shall ensure that the Property is fit for habitation at the start of the Term and shall comply with all statutory obligations relating to the Property.

Clause 10 – Termination

This Agreement may be terminated by either party by giving written notice in accordance with the applicable notice periods prescribed by UK law. Upon termination, the Tenant shall vacate the Property and return all keys to the Landlord.

Clause 11 – Liability and Insurance

The Tenant shall be responsible for insuring their own possessions. The Landlord shall maintain buildings insurance. Neither party shall be liable for indirect or consequential losses arising under this Agreement.

Clause 12 – Data Protection

The parties shall process any personal data in accordance with applicable data protection laws and use such data solely for the purposes of this Agreement.

Clause 13 – 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 14 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or agreements. Any amendments must be in writing and signed by both parties.

Clause 15 – Notices

All notices under this Agreement shall be in writing and delivered by hand, post, or email to the addresses specified above, or such other address as notified in writing.

Clause 16 – Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 17 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original and together constitute one agreement.

Clause 18 – Signatures

The parties have read, understood, and voluntarily accept the terms of this Agreement as evidenced by their signatures below.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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