

PRIVATE LANDLORD TENANCY AGREEMENT

Property Address: _____ Postcode: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Current Address: _____

Phone/Email: _____

Tenancy Details:

Tenancy Start Date: _____

Tenancy Term: _____

Rent Amount: _____ GBP

Payment Frequency: _____

Deposit Amount: _____ GBP

Clause 1 – Definitions

In this Agreement, the terms ‘Landlord’, ‘Tenant’, ‘Property’, ‘Tenancy’ and ‘Deposit’ shall have the meanings ascribed to them in the statutory framework governing assured shorthold tenancies in England and Wales.

Clause 2 – Grant of Tenancy

The Landlord grants to the Tenant, and the Tenant accepts, an assured shorthold tenancy of the Property for the term and rent specified above subject to the terms and conditions of this Agreement.

Clause 3 – Tenant’s Obligations

The Tenant agrees to pay the rent in full and on time, keep the Property in a clean and tenantable condition, not cause nuisance or annoyance to neighbours, comply with all obligations in this Agreement and under relevant legislation, and to allow the Landlord or agents to enter the Property for inspection or repairs with appropriate notice.

Clause 4 – Landlord’s Obligations

The Landlord agrees to maintain the structure and exterior of the Property, keep installations for the supply of water, gas, electricity, sanitation and heating in repair and proper working order, and comply with all health and safety regulations including provision of necessary safety certificates.

Clause 5 – Rent and Deposit

The rent shall be payable in advance on the agreed frequency. The Tenant shall pay the Deposit to the Landlord or authorised agent, which shall be protected in a government-approved tenancy deposit scheme. The Deposit may be used to remedy breaches of this Agreement, damage to the Property or unpaid rent.

Clause 6 – Use of Property

The Property shall be used solely as a private residence by the Tenant and permitted occupiers. The Tenant shall not carry out any business or trade at the Property without prior written consent from the Landlord.

Clause 7 – Repairs and Maintenance

The Tenant shall notify the Landlord promptly of any damage, defects, or repairs required. The Landlord shall be responsible for general repairs and maintenance unless caused by the Tenant's negligence or misuse.

Clause 8 – Alterations and Improvements

The Tenant shall not make any structural alterations, improvements or additions to the Property without the Landlord's prior written consent.

Clause 9 – Access and Inspection

The Landlord or agents shall be permitted reasonable access to the Property upon giving at least 24 hours' written notice for inspection, repairs, or maintenance, except in emergencies where immediate access is permitted.

Clause 10 – Ending the Tenancy

The tenancy may be ended by either party giving the appropriate written notice in accordance with statutory requirements and this Agreement. The Tenant shall vacate the Property peacefully, remove all personal possessions, and return the keys to the Landlord.

Clause 11 – Inventory

An inventory of the Property and its contents shall be provided at the start of the tenancy and agreed by both parties to record the condition and contents. The inventory shall be used to assess any damage or missing items at the end of the Tenancy.

Clause 12 – Subletting and Assignment

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

Clause 13 – Insurance

The Landlord shall maintain insurance on the Property building. The Tenant is responsible for insuring personal belongings and liability insurance where appropriate.

Clause 14 – Notices

Any notices required under this Agreement shall be in writing and served by hand, post, or email to the addresses specified herein.

Clause 15 – Legal Compliance

Both parties shall comply with all relevant laws, including the Housing Act 1988, Landlord and Tenant Act 1985, and any amendments or regulations relating to assured shorthold tenancies.

Clause 16 – Dispute Resolution

The parties shall attempt to resolve any disputes amicably and in good faith. Any unresolved disputes may be referred to mediation or arbitration before commencing legal proceedings.

Clause 17 – Severability

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

Clause 18 – Entire Agreement

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

Clause 19 – 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 20 – Signatures

This Agreement may be executed in counterparts and delivered electronically. Both parties confirm that they have read, understood, and agree to be bound by the terms contained herein.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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