

ROOM TENANCY AGREEMENT

Address of the Property: _____ Agreement Commencement Date: _____

Landlord Information:

Full Name: _____

Address for Notices: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Address for Notices: _____

Phone/Email: _____

Property Details:

Room Description: _____

Furniture and Fixtures Included: _____

Rent and Payment Terms:

Monthly Rent Amount: _____ GBP

Payment Due Date Each Month: _____

Payment Method: _____

Deposit and Other Charges:

Security Deposit Amount: _____ GBP

Deposit Terms and Return Conditions: _____

Clause 1 – Parties and Property

This Agreement is made between the Landlord and the Tenant named above. The Landlord agrees to let and the Tenant agrees to take the tenancy of the room described above, forming part of the property at the stated address, subject to the terms and conditions herein.

Clause 2 – Term

The tenancy shall be a periodic tenancy commencing on the date set out above and shall continue until terminated in accordance with this Agreement or by law.

Clause 3 – Rent

The Tenant shall pay the rent as specified above monthly in advance on or before the due date each month. The rent shall be paid by the agreed method without any deduction or set-off.

Clause 4 – Deposit

The Tenant shall pay the security deposit specified above prior to taking occupation. The deposit will be held by the Landlord in accordance with the Tenancy Deposit Scheme (TDS) or other government-approved scheme and will be returned at the end of the tenancy subject to any lawful deductions.

Clause 5 – Use of Property

The Tenant shall use the room for residential purposes only and shall not sublet or assign this Agreement without prior written consent from the Landlord.

Clause 6 – Repairs and Maintenance

The Landlord shall keep the structure and exterior of the property in good repair and ensure compliance with all health and safety regulations. The Tenant shall keep the room and any communal areas clean and notify the Landlord promptly of any disrepair or damage.

Clause 7 – Utilities and Services

Unless otherwise agreed, the Tenant is responsible for payment of all utilities and services associated with the room during the tenancy.

Clause 8 – Access

The Landlord shall give the Tenant reasonable notice, usually 24 hours, before entering the property, except in cases of emergency.

Clause 9 – Termination

Either party may terminate this Agreement by providing the other with the required notice period as per statutory requirements, subject to any other lawful grounds for termination.

Clause 10 – Tenant's Obligations

The Tenant agrees to comply with all rules for the property and not to cause a nuisance or annoyance to neighbours or other occupiers. The Tenant shall not make alterations to the room or property without the Landlord's written consent.

Clause 11 – Landlord's Obligations

The Landlord agrees to ensure the property complies with all statutory obligations concerning health, safety, and habitability and to respect the Tenant's right to quiet enjoyment.

Clause 12 – Insurance

The Landlord shall maintain insurance for the building and public liability. The Tenant is responsible for insuring their own belongings and contents.

Clause 13 – Data Protection

The parties consent to the processing of their personal data for the purposes of administering this Agreement and complying with legal obligations in accordance with UK data protection laws.

Clause 14 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. Any disputes arising shall be subject to the jurisdiction of the courts of England and Wales.

Clause 15 – Entire Agreement and Amendments

This Agreement constitutes the entire agreement between the parties. No variation or amendment shall be effective unless in writing and signed by both parties.

Clause 16 – Notices

Any notice under this Agreement shall be in writing and deemed served when delivered personally, sent by recorded delivery post, or by email to the addresses provided above.

Clause 17 – Signatures

The parties agree to be legally bound by this Agreement and have signed below to signify acceptance of all terms and conditions herein.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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