

TENANCY AGREEMENT FOR NORTHERN IRELAND

Property Address: _____ Commencement Date: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name: _____

Current Address: _____

Phone/Email: _____

Rent and Deposit Details:

Monthly Rent Amount: _____ GBP

Deposit Amount: _____ GBP

Payment Method: _____

Clause 1 – Parties

This Tenancy Agreement is made between the Landlord and the Tenant named above concerning the property specified herein.

Clause 2 – Term

The tenancy shall commence on the Commencement Date and shall continue as a periodic tenancy until terminated by either party giving proper notice in accordance with Northern Ireland law.

Clause 3 – Rent

The Tenant agrees to pay the Rent amount stated above monthly in advance on the agreed date. Rent shall be paid by the Payment Method specified.

Clause 4 – Deposit

The Tenant shall pay the Deposit amount prior to taking possession of the Property. The Deposit will be held in accordance with the Tenancy Deposit Scheme applicable in Northern Ireland and subject to terms regarding its return.

Clause 5 – Use of Property

The Tenant shall use the Property as a private residence only, shall not sublet without the Landlord's prior written consent, and shall comply with all relevant obligations under Northern Ireland law.

Clause 6 – Repairs and Maintenance

The Landlord is responsible for repairs to the structure and exterior of the Property, installations for supply of water, gas, electricity, sanitation, and heating. The Tenant shall keep the interior clean and report any damages promptly.

Clause 7 – Access for Inspection and Repairs

The Landlord may enter the Property to inspect or carry out necessary repairs after giving at least 24 hours' notice, except in emergencies where immediate access is required.

Clause 8 – Tenant Obligations

The Tenant shall not cause nuisance or annoyance to neighbours, shall keep the Property in a good state of cleanliness, and shall comply with all terms herein.

Clause 9 – Landlord Obligations

The Landlord shall ensure the Property complies with all safety and fitness for human habitation standards required by Northern Ireland legislation and will maintain all fixtures and fittings.

Clause 10 – Termination

Either party may terminate the tenancy by serving written notice in compliance with the minimum notice period prescribed by Northern Ireland law.

Clause 11 – Inventory

An inventory listing all furniture and fittings is agreed upon at the start of the tenancy and signed by both parties.

Clause 12 – Utilities and Council Tax

The Tenant is responsible for all utility bills, council tax, and other charges unless otherwise agreed.

Clause 13 – Insurance

The Landlord is responsible for buildings insurance. The Tenant is encouraged to obtain contents insurance for personal belongings.

Clause 14 – Assignment and Subletting

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

Clause 15 – Dispute Resolution

Any dispute arising under this Agreement shall be subject to resolution in accordance with the laws of Northern Ireland.

Clause 16 – Notices

All notices under this Agreement shall be in writing and served in accordance with Northern Ireland law.

Clause 17 – Entire Agreement

This Agreement contains the entire understanding between the parties relating to the tenancy and supersedes all prior representations.

Clause 18 – Amendments

No amendment to this Agreement shall be effective unless made in writing and signed by both parties.

Clause 19 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Northern Ireland.

Clause 20 – Signatures

The parties have executed this Agreement as a deed and it is intended to be a legally binding contract.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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