

# ASSURED SHORTHOLD TENANCY AGREEMENT

[This document should not be used to create a tenancy where the initial fixed term is to be for more than three years;  
you should consult a Solicitor, as such an agreement must be created by Deed]

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## IMPORTANT

This agreement contains the terms and obligations of the tenancy. It sets out the promises made by the landlord to the tenant and by the tenant to the landlord. These promises will be legally binding once the agreement has been signed by both parties and then dated. You should read it carefully to ensure it contains everything you want and nothing that you are not prepared to agree to. Whilst every attempt has been made to compose this agreement using plain and intelligible language, it inevitably contains some legal terms or references.

**If either party does not understand this agreement, or anything in it, it is strongly suggested you ask for an explanation before signing it. You might consider consulting a Solicitor,  
Citizens Advice Bureau or Housing Advice Centre**

## A.S.T Agreement

The “Landlord” is: «VendorAddressee», «VendorAddressLine1», «VendorAddressLine2», «VendorAddressLine3», «VendorAddressLine4», «VendorAddressLine5»

The “Tenant” is: «PurchaserAddressee»

The “Guarantor” is: «GuarantorFirstNames» «GuarantorLastName»

The “Tenancy Deposit Protection Scheme”: this is the scheme that the Landlord will use to register your deposit. It will be one of three Government Assured Programmes.

The “Inventory” (if applicable) means the list of items in the house, as agreed by both parties and set out in the schedule to this agreement.

If the Landlord wishes to have an Inventory prepared at the commencement of the tenancy a copy of this will be provided to the tenant.

“Reasonable Wear and Tear” means the amount of damage and deterioration that a reasonably careful occupier would cause during the period of occupation, assuming that the property was used only for the purposes described in this agreement. Where reasonable wear and tear does cause damage of any kind the Tenant must do such repairs as may be required to prevent the consequences flowing from fair wear and tear and producing damage which fair wear and tear would not directly produce.

The “Property” means the dwelling known as,«PropertyAddress» includes:

- (a) the furniture, fixtures and fittings specified in the Inventory (If any);
- (b) The use of any rights of access, paths, drives, entranceway, hall, stairs, landing and any other things reasonably necessary for the enjoyment of the property and which the landlord can grant.

If there is more than one tenant, the term "Tenant" applies to each of them both jointly and individually. Each tenant enjoys the rights granted by this agreement and is wholly responsible for the obligations set out in it. This tenancy agreement is a binding document. Before signing it you should read it carefully to ensure that it contains everything that you do want and nothing unacceptable to you. If you do not understand this agreement or anything in it, it is strongly suggested that you ask for it to be explained to you before you sign it. You might consider consulting a solicitor, Citizens Advice or a Housing Advice Centre.

**The terms and conditions of the tenancy are:**

- 1 The Landlord hereby lets the Property and the Tenant hereby takes the Property for the Term at the Rent, and in accordance with the terms and conditions set out in this agreement.
- 2 This agreement creates an assured short hold tenancy as defined in part 1, chapter II of the Housing Act 1988. The provisions for the recovery of possession by the landlord in section 21 of the act apply to this agreement. If section 11 of the Landlord and Tenant Act 1985 applies, the Tenant's obligations are subject to it.
- 3 The property is let to the tenants on the understanding they are jointly, equally and severally responsible for rental payments, deposits held, damages to the property and final bills.
- 4 **The Term is:** a fixed period of «TenancyMonths» months and days. At the end of this term the Landlord may apply to the court to take back the possession of the Property provided that he gives you sufficient notice as required by law.
- 5 **The Start Date is:** «TenancyStartDate», **The End Date is:** «TenancyEndDate»
- 6 **The Rent is:** £00.00 per month payable (inclusive of ..) by equal payments in advance, first of such payments £xx.00 is a pro-rata for the period dd/mm/2020 to dd/mm/2020 plus mmm rent to be made upon signing this agreement and future payments due on the first day of each month.
- 7 **Method of Payment:** to be specified by the Landlord.
- 8 **The Deposit:** A refundable deposit of £00.00 is payable upon signing this agreement and held by the Landlord as stakeholder (you will not receive interest on it).
- 9 **Rent**  
The Tenant will pay the rent by the method and at the times specified above, with no deduction or setoff for any reason.
- 10 **The Deposit**
  - 10.1 The deposit for the property is covered by a Tenancy Deposit Protection Scheme (as arranged by the Landlord) "the Insurer"  
  
The deposit shall be paid by the Tenant on the signing of this agreement and is to be held by the Landlord for the duration of the tenancy as security against the Tenant's failure to pay the rent or perform or observe the obligations set out in this agreement.  
  
10.1.1 The Landlord shall retain the deposit and pay a premium to a deposit protection scheme "the Insurer".

- 10.1.2 Within 30 days of receiving the deposit beginning on the day upon which the deposit is received the Landlord shall give the tenant details about how his deposit is protected including:
  - 10.1.3 the contact details of the tenancy deposit scheme selected and information from that Scheme to tell the Tenant how the Scheme operates;
  - 10.1.4 the Landlords contact details and what to do if you cannot contact the Landlord at the end of the Tenancy;
  - 10.1.5 how to apply for the release of the deposit;
  - 10.1.6 information explaining the purpose of the deposit;
  - 10.1.7 what to do if there is a dispute about the deposit;
  - 10.1.8 how the scheme will help resolve the dispute without going to court.
- 10.2 The Tenant may not use the deposit as part payment of the final instalment of rent.
- 10.3 If there is an agreement between the Tenant and the Landlord as to the amount of the deposit to be repaid to the Tenant by the Landlord, the Landlord will return the deposit to the Tenant after deduction of any money due to the Landlord within 14 days of the termination of the tenancy and the Tenant giving full possession and confirmation receipts of all bills paid.
- 10.4 If the Landlord is entitled to make deductions for more than one item, he can allocate the deposit payment to any item of his choice.
- 10.5 If the Tenant wishes to dispute any deductions from the deposit, he must do so by emailing the Landlord with any concerns, if the dispute cannot be resolved via the Landlord this must be referred to the Tenancy Deposit Scheme as stated in clause 19.6 of this agreement
- 10.6 If there is an unresolved dispute, the Landlord shall hand over the disputed amount to “the Insurer” for safekeeping until the dispute is resolved;
- 10.7 If for any reason the Landlord fails to comply, the insurance arrangements will ensure the return of the deposit to the tenant if entitled to it.

## **11 Forfeiture of the right to occupy**

- 11.1 If either:
- 11.1.1 the rent, or any other sum owing by the Tenant under this agreement, is overdue by 21 days or more, or
  - 11.1.2 the Tenant has breached any of the terms of this agreement, then the Landlord shall be entitled to end the Tenancy; or

**11.1.3** the Tenant shall be made bankrupt or enter into any form of voluntary Insolvency or bankruptcy arrangement with their creditors.

**11.2** This can be done by either:

**11.2.1** serving the appropriate notice and obtaining a court order; or

**11.2.2** re-entering the Property if it is no longer occupied by the Tenant or anyone else with a lawful right to live in it.

**11.3** If the Landlord exercises this right of forfeiture, his doing so does not prevent him from exercising any other rights.

## **12 Fees on overdue payments**

**12.1** The Landlord maintains the right to charge a fee of £30.00 on all rent cheques returned unpaid or re-represented, charges to be paid prior to next rent due date.

**12.2** The tenant will also be charged at a rate of £5.00 per day, for the days after the rent due date until the payment is received.

## **13 Insurance**

**13.1** The Landlord agrees to insure the Property and, if he so wishes, the Landlord's fixtures, fittings and effects, against such risks as are normally covered by a householder's comprehensive policy. The Tenant is under no obligation to insure these things.

**13.2** The personal effects of the Tenant will not be insured by the landlord.

**13.3** The Tenant shall not (nor allow others to) do anything that could adversely affect the Landlord's insurance of the Property.

**13.4** The Tenant shall be responsible to insure against occupiers liability in respect of their use and occupation of the Property

**13.5** The landlords' insurance company must be informed in writing of any visitors or family coming to stay at the property for four days or more and the tenant agrees to pay any charges that may result from these visitors or family. This is subject to the landlord agreeing to the visitors or family staying in the property, permission must be requested in writing and if given the permission will be in writing.

## **14 Repairs**

A promise by the Tenant not to do something also implies that the Tenant will not allow someone else to do that same thing. The Tenant now promises that they will:

**14.1** Keep the premises clean and in good repair in accordance with the Inventory set out in the schedule (subject to Reasonable Wear and Tear):

**14.1.1** the interior of the Property;

**14.1.2** the carpets, curtains and all other items in the Inventory;

**14.1.3** all fixtures and fittings.

- 14.2 If any of the items are damaged, the Tenant shall inform the Landlord to have them repaired or replaced so that they reflect the condition specified in the Inventory at the expense of the Tenant.
- 14.3 The tenant must allow up to 21 days of the commencement of the tenancy for any repairs to be made, that are considered to be needed to bring the property to a satisfactory standard.
- 14.4 If any repairs are needed at the commencement of the tenancy, please inform the property manager of this within the first 14 days as to allow sufficient time to amend the issues.

## 15 Other Tenant's promises

The Tenant agrees that they will:

- 15.1 pay the rent on the days and in the manner stated in this agreement without any deduction
- 15.2 keep the accommodation clean;
- 15.3 not affix pictures to ceilings, walls or contents of the Property;
- 15.4 keep the interior of the property in good repair and condition and in good decorative order;
- 15.5 clean all windows of the Property and paint work surrounding the same at least once every eight weeks;
- 15.6 clean, maintain and keep free from blockages and obstructions (after the first four weeks) all baths, sinks, lavatories, cisterns, drains, gutters, pipes, chimneys and the like;
- 15.7 keep clean and in good repair, (and, if mechanical, in good repair), the carpets, curtains and all other items in the inventory;
- 15.8 keep clean the insides of all windows and replace any which break for any reason due to the Tenants negligence;
- 15.9 maintain the garden (if applicable) and keep it neat and tidy and free from weeds, with any grass kept cut, on the basis the tools and equipment are provided
- 15.10 report at the start of the tenancy any maintenance issues in writing within the first 14 days to the Landlord
- 15.11 report, repair or have repaired any damage to the property or to the landlord's fixtures and fittings or to the common parts caused by the tenant or any visitor of the tenant to the property, fair wear and tear excepted, and to pay any costs incurred by the landlord for carrying out such works in default;

- 15.12** use the property only as a residence and will not operate a business at the property or use it for any improper, immoral or illegal purpose;
- 15.13** not assign, sublet, charge, part with or share possession/occupation of all or part of the property without the prior written consent of the landlord. (The landlord is under no obligation to give consent, or to give a reason why consent is withheld);
- 15.14** not allow any person not detailed in this agreement to reside in the property or any part of the property for any period of the tenancy, unless otherwise agreed with the landlord or property manager. This property is, at the point of letting, a licensable HMO under the Housing Act 2004, any unauthorised occupants will mean a breach to this act and therefore this agreement, leading to possible termination of this agreement and fines of up to £20,000.00.
- 15.15** not cause nuisance or annoyance to the landlord, other tenants or any neighbours;
- 15.16** not to hang or allow to be hung any clothes or other articles on the outside of the Property;
- 15.17** not install cable television in the Property, without the Landlords prior written consent;
- 15.18** not cause any damage or injury to any part of the property;
- 15.19** not make any alterations, improvements or additions to the property;
- 15.20** not erect or install any television aerial or apparatus without the Landlord's prior written consent;
- 15.21** not decorate the property externally;
- 15.22** not redecorate the interior of the Property without prior consent of the Landlord;
- 15.23** not change or remove any of the landlord's installations, furniture, fixtures and fittings;
- 15.24** not remove from the property any of the items listed in the inventory;
- 15.25** not change or install any locks on any doors or windows nor have additional keys made for any locks without the prior written consent of the Landlord;
- 15.26** Not to keep any animals or birds or other living creature on the property without the Landlords written consent, such consent if granted to be revocable at any time on reasonable grounds by the Landlord;
- 15.27** not place any advertisement or notice on the outside of the property or where it may be seen from the outside of the property;

- 15.28** report to the Landlord any disrepair or defect in respect of the property or the fixtures and fittings and report any failure of mechanical or electrical appliances;
- 15.29** to inform and pay promptly to the authorities to whom they are due, council tax, and outgoings (including water and sewerage, gas, electricity and any telephone charges relating to the property), including any which are imposed after the date of this agreement (even if of a novel nature) and to pay the total cost of any reconnection fee relating to the supply of gas, electricity or telephone if the same should be disconnected.
- 15.30** pay such council tax as is due in respect of the property, even if not in actual occupation;
- 15.31** pay the license fee for each television at the property;
- 15.32** allow the landlord or contractors access to the property at reasonable hours during the day, to inspect the condition of the property or to carry out repairs or other works to the property or to carry out maintenance of the appliances. The Landlord will give at least 24 hours' notice but the tenant will give immediate access in an emergency;
- 15.33** allow the Landlord or his Agent access to the property at reasonable hours during the final 2 months of the tenancy, to show the property to prospective tenants or at any time during the tenancy to show the property to a prospective purchaser or anyone acting on his behalf;
- 15.34** whenever the property is left unattended, the tenant will fasten all locks to all doors and windows and activate any burglar alarm, to prevent unauthorised access to the property;
- 15.35** notify the Landlord (via the property manager) if they intend to leave the property vacant for a period in excess of 21 consecutive days and in such a case, the tenant shall take all reasonable steps to avoid damage from burst pipes in freezing weather;
- 15.36** will notify the Landlord or his Agent immediately or as soon as reasonably possible in the event of any emergency;
- 15.37** will not smoke inside the property which includes cigarettes, cigars, pipes or other smoking implements;
- 15.38** will ensure that all reasonable steps are taken to avoid damage from burst pipes in freezing weather;
- 15.39** will not allow anything unlawful or illegal to be done at the property;
- 15.40** allow to fix and maintain during the first two weeks of the tenancy a sign displaying the property has been let and within the final two months of the tenancy a sign displaying the property as "to let", "let by" or "for sale";
- 15.41** not to keep any caravan, boat, trailer or similar chattel at the Property;



- 15.42 forward immediately to the Landlord or his Agent any correspondence addressed to either of them which is delivered to or left at the Property or has otherwise come to the attention of the Tenant;
- 15.43 test the smoke detectors at the Property at least once a month, to replace the batteries when required and to notify the Landlord in writing of any defect in any smoke detector immediately when the Tenant becomes aware of it;
- 15.44 not allow the noise or operation of any sound producing (including musical) instruments or device which may be heard outside of the Property between 22:00 and 8:00;
- 15.45 allow prospective purchasers and their agent(s) and surveyors to view the Property and contents with or without the Landlord's agent(s) at all reasonable hours of the day by prior appointment or written notice given at least 24 hours prior in the event that the Landlord intends to sell an interest in the Property;
- 15.46 maintain and keep in good order white goods such as a refrigerator or a washing machine provided by Landlord;
- 15.47 The landlords' insurance company must be informed in writing of any visitors or family coming to stay at the property for four days or more and the tenant agrees to pay any charges that may result from these visitors or family. This is subject to the landlord agreeing to the visitors or family staying in the property, permission must be requested in writing and if given the permission will be in writing.

## 16 Landlord's promises

The Landlord now promises that they will:

- 16.1 comply with all of the statutory obligations;
- 16.2 return to the tenant any portion of rent paid for any period that the property cannot be inhabited as a result of fire or other risk against which the landlord has insured;
- 16.3 not interrupt or interfere with the tenant's right to quiet possession and enjoyment of the property (provided the tenant pays the rent and performs all the other obligations set out in this agreement);
- 16.4 comply with the gas safety (installation and use) regulations 1998 as amended by the gas safety regulations 2009 the furniture and furnishings (fire) (safety) (amendment) regulations 1996 the electrical Equipment (safety) regulations 1994 where applicable.
- 16.5 The landlord is responsible:
  - 16.5.1 for keeping in good repair the main structure and exterior of the property including drains, gutters and external pipes;
  - 16.5.2 for keeping also in good repair any white goods included in the property;
  - 16.5.3 keeping in working order the installations for the supply of gas, water, electricity and sanitation as well as space and water heating;

- 16.5.4 having all gas appliances checked and serviced at least once a year by a registered SAFE gas fitter. You should be given a copy of the gas certificate. Note that if you fit a gas fire, as a tenant, you will be responsible for maintaining it;
- 16.5.5 any furnishings provided by the landlord which must meet the fire resistance regulations (furnishings Regulations 1988);
- 16.5.6 repairs arising from fire, flood etc.

## 17 Tenant's departure

At the end of the tenancy the Tenant will:

- 17.1 obtain up-to-date bills for all services and will promptly pay the suppliers;
- 17.2 return all the keys of the property to the Landlord;
- 17.3 remove all furniture owned by the tenant, and all personal effects and rubbish and leave the property and the landlord's fixtures and fittings in the same condition and state of repair as at the start of the tenancy, fair wear and tear excepted;

## 18 Inventory Check

- 18.1 The inventory including Landlords' personal possessions in the Property will be prepared by an independent party. The Landlord will arrange for the inventory to be carried out by a local inventory clerk both at Check-in and Check-out.
- 18.2 The inventory preparation and check-in will be paid by the landlord.
- 18.3 The Inventory clerk may take meter readings for gas, water and electricity during inventory.

## 19 Return of the Deposit

From the final day of this agreement (if no renewal has taken place) the Landlord will prepare for the deposit to be returned within 14 days (provided final bills, bank details and a forwarding address has been given to the Landlord and no disputes are raised). The tenant will receive an email copy of any planned deductions from the deposit, to which a dispute can be raised with the Landlord in respect of clause 19.5/19.6 of this agreement

- 19.1 Within 14 days of the Landlord becoming aware that the Tenant has vacated the property, arrangements must be made for the Deposit to be returned to the Tenant via My Deposits, minus any agreed sum(s).
- 19.2 If it is found at the checkout that there has been damage to the Property, items are missing, the Property is not cleaned to a professional standard, or there are other defects for which the Tenants are held responsible; the Landlord or Property Manager will assess the cost of rectifying the situation and advise the Tenants accordingly of the deductions to be made from the Deposit.
- 19.3 The Landlord may agree a deduction from the Deposit of a sum which properly

represents the reduction in value or the cost of repair of any item listed on the Inventory which is damaged. He may also deduct the full replacement cost of any item which is missing.

- 19.4** In any case where the Landlord chooses to have an item repaired or replaced, he shall send a copy of the invoice or receipt to the Tenant within 7 days of the repair date. The Landlord is permitted to deduct this amount from the rent deposit.
- 19.5** If the Tenant does not agree to a sum claimed but not yet expended, the Landlord must obtain a written quotation for the cost of rectification from a contractor not connected to the Landlord.
- 19.6** The Landlord may then accept the quotation and pay for the work. Copies of the quotations must be provided with the subsequent invoice to the Tenant. This may then be deducted from the deposit.
- 19.7** If there is a dispute as to the amount to be returned to the tenant, the scheme will hold the deposit until the dispute resolution service or courts decide what is fair, or for the insurance based scheme, choose this option and delete the first: if there is a dispute, the landlord must hand over the disputed amount to the scheme for safekeeping until the dispute is resolved; if for any reason the landlord fails to comply, the insurance arrangements will ensure the return of the deposit to the tenant if they are entitled to it.

## **20 Notices**

Any notice required to be served by the tenant under this agreement shall be deemed to be served two months prior to the tenancy end date if sent in writing by first class recorded delivery post. In the case of the Landlord, any notices will need to be sent in writing by recorded delivery in accordance to this agreement and the Housing Act 1988.

## **21 Waiver**

If the Landlord fails, at any time during the term of this agreement, to insist upon strict performance of any of the Tenant's obligations under the contract or any of these Terms and Conditions, or if the Landlord fails to exercise any of the rights to which he is entitled under any of these Terms and Conditions, this shall not constitute a waiver of his rights or remedies and shall not relieve the Tenant from compliance with his obligations. A waiver by the Landlord of any default by the Tenant shall not constitute a waiver of any subsequent default by the Tenant of his obligations.

## **22 Termination and break clause**

The Tenant or the Landlord shall have the right to terminate the tenancy after the first six months by giving to the other party not less than two calendar months' notice in writing to expire on a rent due date. Such determination shall not affect the rights and obligations of either party in respect of any antecedent breach of this agreement.

**23 Grounds of Possession**

**GROUND 1 - LANDLORDS FORMER DWELLING & WANTING TO MOVE BACK**

**23.1 [Notice length 2 months expiry]**

Not later than the beginning of the tenancy the landlord gave notice in writing to the tenant that possession might be recovered on this Ground or the court is of the opinion that it is just and equitable to dispense with the requirement of notice and (in either case)

- (a) at some time before the beginning of the tenancy, the landlord who is seeking possession or, in the case of joint landlords seeking possession, at least one of them occupied the dwelling house as his only or principal home; or
- (b) the landlord who is seeking possession, or, in the case of joint landlords seeking possession, at least one of them requires the dwelling house as his or his spouse's only or principal home and neither the landlord (or, in the case of joint landlords, any one of them) nor any other person who, as landlord, derived title under the landlord who gave the notice mentioned above acquired the reversion on the tenancy for money or money's worth.

**23.2 GROUND 8 - RENT ARREARS, OVER TWO MONTHS OR MORE THAN 8 WEEKS IF PAYABLE WEEKLY DUE**

**[Notice length 14 days]**

Both at the date of the service of the notice under section 8 of this Act relating to the proceedings for possession and at the date of the hearing:-

- (a) if rent is payable weekly or fortnightly, at least eight weeks rent is unpaid;
- (b) if rent is payable monthly, at least two months' rent is unpaid;
- (c) if rent is payable quarterly, at least one quarter's rent is more than three months in arrears;
- (d) if rent is payable yearly, at least three months' rent is more than three months in arrears;
- (e) and for the purpose of this Ground "rent" means rent lawfully due from the tenant;

**23.3 GROUND 9 - EMERGENCY BUILDING REPAIRS / FIRE ETC ARE EXAMPLE**

Suitable alternative accommodation is available for the tenant or will be available for him when the order for possession takes effect

**23.4 GROUND 10 -RENT ARREARS, SOME MONEY LAWFULLY DUE.**

**[Notice length 14 days]**

Some rent lawfully due from the tenant:-

- (a) is unpaid on the date on which the proceedings for possession are begun; and
- (b) except where subsection(1)(b) of section 8 of this Act applies, was in arrears at the date of the service of the notice under that section relating to those proceedings

**23.5 GROUND 11- RENT IS PERSISTENTLY PAID LATE**

**[Notice length 14 days]**

Whether or not any rent is in arrears on the date on which proceedings for possession are begun, the tenant has persistently delayed paying rent which has become lawfully due

**23.6 GROUND 12 - TENANT HAS BEEN BREACHED SOME TERM OF THE TENANCY**  
**[Notice length 14 days]**

Any obligation of the tenancy (other than one relating to the payment of rent) has been broken or not performed.

**23.7 GROUND 13 - TENANT IS DAMAGING THE PREMISES**  
**[Notice length 14 days]**

- (a) The condition of the dwelling house or any of the common parts has deteriorated owing to acts of waste by, or the neglect or default of, the tenant or any other person residing in the dwelling house and, in the case of an act of waste by, or the neglect or default of, a person lodging with the tenant or a sub-tenant of his, the tenant has not taken such steps as he ought reasonably to have taken for the removal of the lodger or the sub-tenant.
- (b) For the purposes of this Ground, "common parts" means any part of a building comprising the dwelling house and any other premises which the tenant is entitled under the terms of the tenancy to use in common with the occupiers of other dwelling houses in which the landlord has an estate or interest.

**23.8 GROUND 14 - ANTI SOCIAL OR CRIMINAL BEHAVIOUR**  
**(Notice (a) 14 days (b) 1 day)**

Technically can be same but we advocate demonstrating to the Judge you have allowed reasonable time to remedy prior to requiring court action 6th April 2015 this section amended to allow provision for Anti-social Behaviour, Crime and Policing Act 2014  
The court must consider, in particular –

- (a) the effect that the nuisance or annoyance has had on persons other than the person against whom the order is sought;
- (b) any continuing effect the nuisance or annoyance is likely to have on such persons;
- (c) The effect that the nuisance or annoyance would be likely to have on such persons if the conduct is repeated.]

**23.9 GROUND 15 - TENANT IS DAMAGING THE FURNITURE WITHIN THE PREMISES**  
**[Notice length 14 days]**

The condition of any furniture provided for use under the tenancy has, in the opinion of the court, deteriorated owing to ill-treatment by the tenant or any other person residing in the dwelling house and, in the case of ill-treatment by a person lodging with the tenant or by a sub-tenant of his, the tenant has not taken such steps as he ought reasonably to have taken for the removal of the lodger or sub-tenant

**23.10 GROUND 17 - TENANT DECEIVED YOU INTO GRANTING A TENANCY**  
**[Notice length 14 days]**

Where the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by (a) the tenant or (b) a person acting at the tenant's instigation.

**24 Declaration**

I have read and understand the terms and conditions of this agreement and I therefore agree to be bound by the terms herein.

These Terms and Conditions shall be governed by and interpreted in accordance with the laws of England and Wales.

Signed by the Landlord (or his Agent):  
*Each individual to sign, print name & date*

Signed by the TENANT(S):  
*Each individual to sign, print name & date*