

This is a Short Assured Tenancy

MULTIPLE OCCUPANCY RENTAL AGREEMENT

THIS AGREEMENT made this ____ day of _____, _____ by and between:

[NAME OF LANDLORD]

[address of Landlord]

(hereinafter called the "Landlord" which expressions shall where the context so admits include the Landlord's agent appointed for the purpose of managing the Premises in the Landlord's absence)

- and -

[NAME(S) OF TENANT - IF MORE THAN ONE, THE NAMES OF ALL TENANTS MUST BE LISTED
HERE]

(hereinafter called the "Tenant". In the case of Joint Tenants, the term "Tenant" shall apply to each of them. Each Tenant individually has the full responsibilities and rights set out in this Agreement.)

- and -

[NAME OF GUARANTOR]

[address of guarantor]

(hereinafter called the "Guarantor")

THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and promises contained in this Agreement, the parties hereby agree as follows:

Premises: The Landlord lets to the Tenant, and the Tenant takes the Premises situated at and known as:

[set out full address of premises being let]

(hereinafter called the "Premises") together with all fixtures, fittings, furniture and effects therein which are specified in the attached inventory signed by the Landlord and the Tenant and collectively referred to herein as the "Contents").

Term: The term ("Term") of the tenancy is for a period of _____ commencing on the ____ day of _____, _____ and expiring on the ____ day of _____, _____. The word "Term" shall include any shorter period in the event of an early termination of this Agreement, and any extension, renewal or holding over hereunder.

Rent: The rent payable hereunder is £_____ per [week/month?], to be paid in advance without any deduction whatsoever, the first such payment being due on the ____ day of _____, _____.

Deposit: The Landlord acknowledges receipt from the Tenant of the sum of £_____, which sum constitutes a [non interest bearing?] deposit.

Arbitration: The Tenant hereby agrees that should a dispute arise between the Tenant and the Landlord with regards to any matter in any way covered by the tenancy of the Premises, to

let _____ act as arbitrator(s) and, if agreement cannot be reached between the two parties, the Tenant hereby agrees to be bound by the decision of the aforementioned arbiter.

TERMS AND CONDITIONS

1. This Agreement is intended to create a Short Assured tenancy as defined in Section 32 of the Housing (Scotland) Act 1998 and the Tenant acknowledges receipt, prior to the commencement of the tenancy, a notice to that effect in Form AT5 that the tenancy may be brought to an end by an order for possession granted by the Sheriff on the application of the Landlord or of the heritable creditor of the Landlord in any of the circumstances set out in Grounds 2, 8 or 9 to 17 inclusive in Schedule 5 to the Housing (Scotland) Act 1988, provided always that the Landlord has complied with Section 19 of the Housing (Scotland) Act 1988.