

This is an Assured Shorthold Tenancy under Section 19A of the Housing Act 1988 as amended under part 3 1996.

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(S)]

(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. The deposit will be held by the Landlord's agent, who will act as a stakeholder.

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 arbitrators and, if agreement cannot be reached between the two parties, the Tenant hereby agrees to be bound by their decision.

TERMS AND CONDITIONS

1. Tenant's Responsibilities

The Tenant hereby agrees as follows:

- (a) to pay the rent at the times and in the manner aforesaid without any deduction, abatement or set-off whatsoever. The Tenant further agrees to pay interest at the rate of ___% per annum over the current _____ [name of bank] base rate on any rent arrears which remain unpaid for more than fourteen (14) days calculated from the date upon which such rent was due to be paid to and including the date upon which it is actually paid;
- (b) to pay and indemnify the Landlord against all rates, charges and taxes, assessments (of annual or recurring nature) and all water sewerage charges in respect of the Premises and for all gas and electricity consumed or supplied on or off the Premises (including all fixed and standing charges) and all telephone charges (if any) at the Premises, including rent and repair during the term of which a proper proportion of the amount of any such charges to be assessed according to the duration of the term;
- (c) not to cause or allow others to cause any damage or injury to the Premises or the Contents, nor to remove or allow others to remove any of the Contents from the Premises or from their respective positions in the Premises at the commencement of the Term;
- (d) to keep the interior and exterior of the Premises in a clean and tenantable state and condition, including but not limited to the painting, decoration and papering thereof, and to clean the windows of the Premises as often as may be necessary (but no less often than once every six (6) months);
- (e) to keep the curtains and other window coverings clean, in good repair and condition and maintain all electrical and/or mechanical equipment in good working order (reasonable wear and tear excepted), from time to time replace any of the Contents which may be broken, lost, destroyed or damaged by the Tenant, Tenant's family, friends, servants or agents with replacements which are of similar value and appearance;