

Fixed Term Tenancy Agreement UK

Governed by the Housing Act 1988 (as amended by the Renters' Rights Act 2025), Housing Act 2004, Landlord and Tenant Act 1985, Tenant Fees Act 2019

IMPORTANT STATUTORY NOTICE: Fixed-term residential tenancies are abolished in England from 1 May 2026 under the Renters' Rights Act 2025. Any clause purporting to set a minimum term, end date, or fixed duration is void by operation of law. This agreement creates a lawful assured periodic tenancy in accordance with the Housing Act 1988 as amended. The tenancy is open-ended and rolling from the commencement date.

This Tenancy Agreement is made between:

- **Landlord:** Full Name: _____ Address: _____
Postcode: _____
- **Tenant(s):** Full Name(s): _____

1. Property and Occupation

The Landlord hereby lets to the Tenant the dwelling-house situated at:

Full Property Address: _____

Postcode: _____

- **Permitted Occupiers:** Maximum _____
- **Condition:** The Property is let as _____ with an inventory dated _____

2. Tenancy Type and Commencement

This Agreement creates an assured periodic tenancy under the Housing Act 1988 as amended by the Renters' Rights Act 2025. No fixed term applies; the tenancy is open-ended and periodic from the commencement date. Any clause in this or any associated document purporting to impose a fixed term is void by statute.

- **Start Date:** The tenancy commences on _____
- **Rental Period:** Rolling periodic tenancy with a rental period of _____
- **Fixed Terms:** Fixed-term residential tenancies are abolished in England. No end date or minimum duration is set by this agreement.

3. Rent and Payment Terms

- **Amount:** The Rent is £_____ per _____
- **Payment:** Payable in advance on _____ by _____
- **Advance Rent Cap:** No more than one month's rent may be demanded or accepted as advance rent once the agreement is signed. Demanding excess advance rent constitutes a prohibited payment under the Tenant Fees Act 2019.
- **Bidding Wars:** Advertised rent: £_____. The Landlord confirms no payment above this figure has been invited or accepted.
- **Increases:** Rent may only be increased once per calendar year via the statutory Section 13 procedure under the Housing Act 1988, with a minimum of 2 months' written notice. Contractual rent-review clauses are void.

4. Security Deposit

- **Amount:** £_____ Cap (max 5 weeks' rent / 6 weeks if annual rent $\geq$ £50,000): £_____
- **Compliance:** The deposit shall be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, and the prescribed information shall be served on the Tenant within the same period, pursuant to section 213 of the Housing Act 2004.

5. Pets

The Tenant may request written permission to keep a pet at the Property.

- **Landlord's Consent:** The Landlord shall not unreasonably withhold or delay consent to a reasonable request.
- **Insurance:** The Landlord may, as a condition of consent, require the Tenant to obtain and maintain

suitable insurance against property damage caused by the pet.

6. Landlord and Tenant Obligations

- **Repairs:** The Landlord shall maintain the structure and exterior of the Property and keep in repair all installations for water, gas, electricity, sanitation, space-heating and water-heating, in accordance with section 11 of the Landlord and Tenant Act 1985 and the Decent Homes Standard.
- **Tenant Care:** The Tenant shall keep the interior of the Property in a tenant-like manner, fair wear and tear excepted, and shall not cause damage or nuisance.
- **Discrimination:** The Landlord shall not apply discriminatory practices in the letting or management of the Property, including towards tenants with children or those in receipt of housing benefit, in accordance with the Equality Act 2010.

7. Access and Inspection

The Tenant shall permit the Landlord or the Landlord's agents access to the Property at reasonable times for the purpose of inspection or carrying out repairs, provided that not less than 24 hours' prior written notice is given, except in genuine emergencies.

8. Ending the Tenancy

- **By Tenant:** The Tenant may end this periodic tenancy at any time by giving not less than 2 months' written notice to the Landlord, expiring at the end of a rental period.
- **By Landlord:** The Landlord may only seek possession by establishing a lawful ground under section 8 of the Housing Act 1988. Section 21 no-fault evictions are abolished. Grounds 1 (landlord reoccupation) and 1A (sale) may not be used within the first 12 months of the tenancy.

9. Signatures

Signed by the Landlord: _____

Full Name (print): _____

Date: _____

Signed by the Tenant(s): _____

Full Name (print): _____

Date: _____

Statutory Compliance Note: Before the tenancy commences, the Landlord must provide: (1) a valid Gas Safety Certificate; (2) an Energy Performance Certificate (EPC, minimum grade E); (3) a valid Electrical Installation Condition Report (EICR); (4) the current 'How to Rent' guide; and (5) the prescribed deposit information. The Landlord must also be registered on the Private Rented Sector Database. Failure to comply may bar possession proceedings and attract local authority penalties of up to £7,000.