

Tenancy Agreement UK

Governed by the Housing Act 1988 (as amended), Renters' Rights Act 2026, Landlord and Tenant Act 1985

This Tenancy Agreement is made between:

- **Landlord:** Full Name _____ of _____
Postcode: _____
- **Tenant(s):** Full Name(s) of Tenant 1, 2, 3, 4 _____

1. Property and Occupation

The Landlord hereby lets to the Tenant the dwelling known as:

- **Full Property Address:** _____
- **Postcode:** _____
- **Permitted Occupiers:** Maximum _____ persons.
- **Condition:** The Property is let as _____ with an inventory dated _____

2. Tenancy Type and Start Date

This Agreement creates an **assured periodic tenancy**

under the Housing Act 1988 as amended by the Renters' Rights Act 2026.

- **Start Date:** The tenancy begins on _____
- **Nature:** The tenancy is a rolling periodic tenancy with a rental period of _____
- **Fixed Terms:** No fixed term applies, as per the Renters' Rights Act 2026. Section 21 'no-fault' notices are abolished.

3. Rent and Bidding Wars Prohibition

- **Amount:** The Rent is £ _____ per _____
- **Payment:** Payable in advance on _____ by _____
- **Bidding Wars:** The advertised rent was £ _____. The Landlord confirms they have not invited or accepted any offer above this advertised price.
- **Increases:** Any rent increase must be made via the Section 13 statutory procedure under the Housing Act 1988, limited to once per year with a minimum of 2 months' written notice.

4. Deposit

- **Amount:** £ _____
- **Compliance:** The deposit shall be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, and the Tenant shall be provided with the prescribed information in accordance with the Housing Act 2004.

5. Pets

- The Tenant may submit a written request to the Landlord to keep a pet at the Property.
- **Landlord's Consent:** The Landlord shall not unreasonably withhold or delay consent to such a request, having regard to the nature of the property and the type of pet.
- **Insurance:** The Landlord may require the Tenant to maintain appropriate insurance against property damage caused by the pet as a condition of consent.

6. Landlord and Tenant Obligations

- **Repairs:** The Landlord shall maintain the Property in a state fit for human habitation in accordance with the Decent Homes Standard and all statutory safety obligations, including under the Landlord and Tenant Act 1985 and the Homes (Fitness for Human Habitation) Act 2018.
- **Tenant Care:** The Tenant shall keep the interior of the Property in a tenant-like manner, and shall be responsible for minor maintenance. Fair wear and tear is excepted.

- **Discrimination:** The Landlord shall not apply discriminatory practices in breach of the Equality Act 2010, including with respect to tenants with children or those in receipt of housing benefit or other welfare payments.

7. Access and Inspection

The Tenant shall permit the Landlord or the Landlord's agents access to the Property for the purpose of carrying out repairs or inspections at reasonable times of day, provided that at least 24 hours' written notice has been given, except in cases of genuine emergency.

8. Ending the Tenancy

- **By Tenant:** The Tenant may end this periodic tenancy by giving not less than 2 months' written notice to the Landlord.
- **By Landlord:** The Landlord may only seek possession of the Property using a lawful ground specified under Section 8 of the Housing Act 1988 (as amended by the Renters' Rights Act 2026), for example: sale of the property, occupation by the landlord, or rent arrears. Section 21 'no-fault' evictions are abolished.

9. Signatures

Signed by the Landlord: _____

Date: _____

Signed by the Tenant(s): _____

Date: _____

Landlords must ensure they are registered on the National Landlord Database and must provide the Tenant with the 'How to Rent' guide, a current Energy Performance Certificate (EPC), and a valid Gas Safety Certificate prior to the commencement of the tenancy in order to remain legally compliant.