

## SUGGESTED SHARED HOUSE TENANCY AGREEMENT

### Agreement for an assured shorthold tenancy

1. An Agreement between the landlord \_\_\_\_\_

And following:

Tenant's name \_\_\_\_\_

Tenant's name \_\_\_\_\_

2. The landlord agrees to let and the tenants agree to take all the property situated at the following address: \_\_\_\_\_ together with all the fixtures and fittings to be lived in by them as a single household.

3. The tenants agree that the property will be occupied as a single dwelling house only and that they will form a single household. The use of the kitchen, bathroom, sitting room and the bedrooms will be used as for a single household. The tenants will all pay for the electricity, gas and telephone, which shall be shared by them.

4. Full rent shall be £ \_\_\_\_\_ per week from such date \_\_\_\_\_ until \_\_\_\_\_.

5. The tenants agree to pay full rent during the holiday periods except during the main twelve weeks summer holidays, on which he/she will pay half rent, only if they are not living at the premises.

6. The tenants agree to pay full rent every four weeks, which they will pay at the beginning of the four week period within seven days' time.

7. The tenants agree to pay gas, electricity and telephone costs during the period of tenancy, including council tax (if not exempt).

8. The landlord agrees to carry out all necessary repairs and decorations for reasonable standards.

9. The landlord undertakes not to interfere with the tenants' use of the property except in the case of proven vandalism.

10. The tenant shall keep the interior and the fixtures and fittings of the premises in a good clean condition and make good any damage caused by the occupants (fair wear and tear excepted).

11. The tenants agree not to change any decoration in the house or to put any shelves on the walls or locks on the doors, without the landlord's permission.

12. The tenants agree that the occupant/s will use the fixtures and fittings at their own risk, the landlord will not be responsible for any article damage or personal damage. The landlord is not liable for any liability.

13. The tenants agree not to enter into any trade or business, or to keep any pets in the house, or to have anything inflammable which could be a fire hazard or affect insurance.

14. The tenants agree to respect their neighbours so that if they have a late night party they should consult the neighbours beforehand.

15. The tenants agree to allow the landlord reasonable access to the property in order to carry out any repairs or to deliver or remove any household items, upon being informed beforehand of the landlord's intention to visit.

16. The tenants agree that the total number of occupants shall not exceed more than \_\_\_\_\_ persons at any time during the period of a single household occupancy, except any additional guests.

17. The tenants agree that during the period of tenancy if any of the tenants leave it will be their responsibility to find someone to fill his/her place, whom they consider will be a suitable and fit person to join the single household and live in such a manner.

18. The house is deemed to be occupied by the tenants when any of them has possession of a key and his/her personal effects are in the house. During any temporary absence of any of the tenants, the full rent must still be paid in advance by the tenants.

19. The tenants shall pay to the landlord the sum of £ \_\_\_\_\_ as a deposit against damage and non payment of rent. If no damage is caused and the rent is paid up to date in full, then the deposit shall be returned to the tenants at the termination of the tenancy, free from any deductions whatsoever.

20. This agreement may be terminated by either party by giving the other four weeks written notice. Such notice to expire on a rent day. On breach of the agreement this contract will automatically be terminated.

21. On the expiry of the tenancy, the tenancy may be renewed for only one year, with an increase in rent on the landlord's approval.

22. Until the expiry of the tenancy, the tenant agrees to pay full rent, even if they vacate the property early and shall peacefully surrender the premises to the landlord for his use and occupation or to re-let tenants at his own discretion.

23. The tenants hereby agree not to live in the property as multi-occupation as defined in the Housing act 1985 and the Housing Regulations 1990. In the event of the local authority deeming the occupation to be a multi-occupation the agreement is terminated by both parties, and if they still wish to occupy the property the costs for the supply and installation ordered by the local council will be met by the tenants.

24. The obligations of the tenants under this agreement are joint or individual.

Full name and address of  
landlord and signed \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Full name and address of  
Tenants and signed

1. \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

2. \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_