

Assured Periodic Tenancy Agreement
Provided under part 1 of the Housing Act 1988 as amended
by the Renters' Rights Act 2025



This agreement is dated [Signable.date_signer2].

(Insert this date only when all parties have signed the agreement and want it to start.)

Explanatory information

This agreement is a written statement of the terms and obligations of the assured periodic tenancy that you (the tenant) are entering into with us (the landlord). It sets out the legally binding obligations that you and we accept as soon as the agreement is dated above.

We must give you certain information about the tenancy before you enter into the agreement. This information is included in Section A of this agreement. This includes important details about the landlord, the property, the rent and when it should be paid, as well as some of our legal obligations.

This Tenancy Agreement contains the whole agreement between the Landlord and the Tenant. No statement, promise, representation or agreement made before or after the date of this Agreement shall be binding unless it is expressly set out in this Agreement or in a written addendum or variation signed by both the Landlord and the Tenant.

No amendment to this Agreement shall be effective unless made in writing and signed by both the Landlord and the Tenant.

You should read the agreement carefully before signing. Make sure you want to agree to it all and that it contains everything you need. If you do not understand the agreement or anything in it, you should ask for an explanation before signing. Alternatively, you should consider asking for help from a solicitor, Citizen's Advice, or a Housing Advice Centre.

Government guidance for tenants

Before signing this agreement, you should read the current GOV.UK tenant guide: "**Assured periodic tenancies: a guide for tenants**", available at: <https://www.gov.uk/assured-periodic-tenancies-tenants>.

This guidance explains assured periodic tenancies and tenants' rights and responsibilities under the current private rented sector rules. It is provided for information only and does not form part of this tenancy agreement.

Section A – Main terms of the agreement

This agreement is subject to you successfully passing our referencing checks, and does not take effect until we have confirmed this to you in writing, and is between us, the landlord (if there are joint landlords, all must be listed):

[Custom.LandlordName]

and you, the tenant (if there is more than one, you are jointly and severally liable)

[Tenancy.tenant1]

We will let out the room [Tenancy.unit_address_name] at

[Tenancy.unit_address1]

[Tenancy.unit_city]

[Tenancy.unit_postcode]

to you as well as any furniture, fixtures and fittings and other items referred to in the Inventory and Schedule of Condition.

1) Tenancy type

The agreement is for an assured periodic tenancy.

2) Term

This agreement creates a single tenancy that starts on [Tenancy.tenancy_start]. From this date you are entitled to possession of the property.

The tenancy will continue periodically until you, or we, end the agreement in line with clause 12 in Section C of this agreement.

3) Rent

The initial rent payment of £[Tenancy.rent_amount] ("Initial Rent") shall be payable in advance as follows:

- The Initial Rent shall be due within 5 days of the date on which this tenancy agreement is signed by all parties; or
- If this tenancy agreement is signed within 5 days prior to the tenancy start date of [Tenancy.tenancy_start], the Initial Rent shall be due on the date of signing.

Payment must be made in cleared funds to the account nominated by the Landlord or their agent.

The Initial Rent will cover the rental period beginning on the start date of the tenancy. The first, and each subsequent rental period, will be for one calendar month from the start date of the tenancy. After that, you must pay rent on the same day of the month of every subsequent rental period, until the tenancy is properly terminated. You may pay earlier than this date should you wish to.

You are required to provide authorisation for the collection of rent payments by direct debit, via our preferred collection partner, which is GoCardless. Providing continuous authorisation for the collection of rent and other costs via GoCardless is a condition of this agreement, for the duration of your tenancy. You may occasionally be required to make payments using our bank details, which will be provided to you.

We may update our preferred collection partner. Any such update will be notified to you, and you must provide authorisation for the collection of direct debits via our preferred collection partner.

If we wish to make a proposal to increase the rent under this tenancy, we must first serve you with notice in accordance with Section 13 of the Housing Act 1988 as amended.

4) Time for payment is of the essence

Failure to pay the Initial Rent in full by the due date shall constitute a material and repudiatory breach of this agreement. In such circumstances, the Landlord may, at its option and without prejudice to any other rights or remedies:

- Treat this agreement as terminated prior to the tenancy start date;
- Decline to grant possession of the property until such time as the Initial Rent has been received in cleared funds; and/or

- Remarket the property and withdraw from the proposed letting.

5) Permitted occupiers

In addition to you, only the following permitted occupiers are allowed to live in the room:

Nobody else is allowed to live in the room or property without our written permission.

6) Shared facilities

We let the room along with any contents listed in the Inventory and Schedule of Condition given to you.

You are also entitled to use and access the following shared facilities and common parts while you rent the room:

Any shared lounge, kitchen, bathroom or toilet (excluding any private or ensuite bathrooms located in other rooms in the property), shared hallways and landings, and shared balconies and gardens (where applicable).

For the avoidance of doubt, this does not grant you exclusive use of these parts or facilities and we retain the right to access them at all times, and without needing to notify you beforehand.

7) Utilities and Council Tax

Responsibility for paying the bills under the tenancy agreement are as follows:

Bills	You are responsible for paying this	Included in the rent	Requires payment to us in addition to the rent	Not applicable to this tenancy
Council Tax		✓		
Gas			Utility Cost	
Water			Utility Cost	
Electricity			Utility Cost	
Phone				✓
TV licence		✓		
Internet			Utility Cost	

If you are required to make a separate payment to us (in addition to the rent) on account of such bills, then details of which bills require additional payment, when the payment is due, and how much will be due, are set out below.

8) Utility Cost

At the commencement of the tenancy, and on each 12-month anniversary if the tenancy is continuing on that date, you must pay a Utility Cost of **£[Custom.UtilityCost]**.

This payment is a charge for or in connection with the provision of electricity, gas, water and broadband internet at the property for the period from the commencement of the tenancy until the next 12-month anniversary, or the end of the tenancy if earlier, as a partial contribution to the total actual cost.

The amount of the Utility Cost is intended to reflect only part of the anticipated cost of providing those services, and the Landlord will not recover under this clause more than is permitted by law.

The Utility Cost covers the provision of the following:

- Electricity, Gas, and Water (subject to the Services Fair Usage Policy at clause 3.3 of Section C of this agreement)
- Broadband internet.

Any utility or other bills not mentioned above are your responsibility to pay directly to the supplier and you must ensure you contact the supplier and pay all such bills promptly.

If you are responsible for paying a bill, this includes contacting the local billing authority or the service provider to ensure they know you are liable to pay it.

9) Tenancy Deposit

A **[Custom.DepositType]** will be used as security against any amounts that may be owed to Pisoría Ltd or your landlord at the end of your tenancy.

- If a **Tenancy Deposit** will be used:

You have to pay a Tenancy Deposit of £[Tenancy.deposit_registered_total_required].

Payment of the Tenancy Deposit is due 5 days after the payment of the Holding Deposit. Payment must be made in cleared funds to the account nominated by the Landlord or their agent.

The Tenancy Deposit will be protected in a Government-approved deposit scheme within 30 days of receipt in line with clause 14 of Section C of this agreement.

b. If an **Insurance Policy** will be used:

You have selected to purchase an insurance policy provided by a third party in place of a Tenancy Deposit. For the full duration of your tenancy, you must have and maintain an active insurance policy providing cover of at least 8 weeks of rent, and must provide details of this policy to us upon request. Before you commence your tenancy, and upon request thereafter, you must present the policy documentation for such policy, and if you are unable to do so an amount equal to 5 weeks rent will become payable immediately by you, which will then be treated as a Tenancy deposit as described at 9) a. above.

10) Right to rent

It is a condition of this tenancy that you and anyone living in the room or property must have a ‘right to rent’ as set out in Section 22 of the Immigration Act 2014.

11) Address for service of notices

If you need to serve any notices on us (including notices in proceedings), or write to us for any other reason, then our address for service in England or Wales is:

Pisoria Ltd
3rd Floor
86-90 Paul Street
London
EC2A 4NE

Any notices served to this address will be deemed served at the date and time of receipt. Any notices received after 18:30h will be deemed as received on the next business day: Monday – Friday, excluding Bank Holidays observed in England.

12) Contacting you

If we need to contact you via email, we will do so at:

Name	Email
[Tenancy.tenant1]	[Tenancy.tenant1_email]

Note that by giving an email address here you indicate that you are willing to have us serve notices and other documents relating to the occupation contract by email.

13) Ending the tenancy

If any of you wish to end this tenancy, you must provide us with at least two months’ notice in writing. That notice must end on the last day of a rental period.

If we need to end the tenancy then, usually we must do this in accordance with the Housing Act 1988.

This means that, usually, we must first serve a Section 8 notice in the format prescribed by the Government. The notice must include the grounds for possession which we are relying on, and the date on which we may begin possession proceedings if you have not left the property. The date on which we may begin proceedings will depend on the grounds of possession included in the notice.

If you do not leave by the date on the Section 8 notice, then usually we must obtain a possession order through the courts and, if necessary, enforce that order via a bailiff or High Court Enforcement Officer to end the tenancy.

For further information on how you or we may end a tenancy, see clause 12 in Section C of this agreement.

14) Unfitness and disrepair

There are implied terms in this tenancy which require us to:

- Ensure that the property is fit for human habitation at the outset and during the tenancy, to the extent required by Section 9a of the Landlord and Tenant Act 1985; and
- To the extent that is required by Section 11 of the Landlord and Tenant Act 1985, keep in repair the property’s structure and exterior (including any drains, gutters and external pipes), and keep in repair

and working order the installations for the supply of electricity, gas, water, space heating, and sanitation (including sinks, basins, toilets, showers and baths).

Neither of these implied terms impose an obligation on us to act where:

- The property is destroyed.
- The item in disrepair belongs to you.
- The unfitness or the disrepair is caused by you breaching a term of this tenancy agreement.
- The unfitness or disrepair is caused by you failing to act in a 'tenant-like manner'.

Please note that we are only responsible for addressing unfitness or disrepair if we are aware of it. You must notify us promptly of any defects so we can address them.

15) Gas and electrical safety

We must ensure that any gas supply and appliances we supply comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended). This obliges us to:

- Ensure that any gas fittings and flues that serve the gas fittings are maintained in a safe condition.
- Ensure that each appliance and flue is checked at regular intervals by an approved person.
- To obtain a report from that inspection and provide a copy to you.

We must also ensure that the property's electrical installations comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (as amended). This obliges us to do the following:

- Ensure that the electrical safety standards are met when the property is occupied;
- Ensure electrical installations are inspected and tested every five years (or earlier if required by the last electrical safety report) by a qualified person.
- Obtain a report from the inspection (which covers the results and the date for the next inspection) and provide a copy to you.

16) Pets

In accordance with Section 16A of the Housing Act 1988, you may request consent to keep a pet in the room during this tenancy. For information on how to make a request, and our obligations to respond, see clause 9 in Section C of this agreement.

17) Section 190 of the Equality Act

Where Section 190 of the Equality Act 2010 applies, a landlord may not unreasonably withhold consent for a tenant's application to make an improvement to premises where a disabled person occupies or intends to occupy the premises as their only or main home, and the improvement is likely to facilitate the disabled person's enjoyment of the premises, having regard to their disability.

The rights and obligations conferred by section 190 of the Equality Act 2010 do not apply in so far as provision of a like nature is made by this tenancy agreement.

For further information on making a request see clause 6 in Section C of this agreement.

18) Prior notice requirements

We hereby give you notice that, where we have a superior lease with a fixed term of more than 21 years, we or the superior landlord may repossess the property under Grounds 2ZB or 2ZD of Schedule 2 of Housing Act 1988 if the conditions for those grounds are met.

19) Possession Grounds Acknowledgement

The Tenant acknowledges the following:

- **Ground 1 (Landlord's Use)** – The Landlord may seek possession of the Property under Ground 1, Schedule 2 of the Housing Act 1988 if they have previously lived in the Property as their only or main home or intend to do so in future.
- **Ground 2 (Lender's Right)** – The Property is subject to a mortgage, and the Lender may be entitled to seek possession under Ground 2, Schedule 2 of the Housing Act 1988 if the Landlord fails to meet their mortgage obligations. The Tenant confirms they have been made aware of this and understands that, in such circumstances, a court may grant the Lender possession of the Property.

Section B – Definitions

"agent" means a company or person we have engaged to manage the property on our behalf, or anyone who later takes over our agent's rights and obligations.

PRE-TENANCY DOCUMENT SERVICE

“contents” means anything we provide as stated in the Inventory. This includes white goods, furniture, cutlery, utensils, implements, tools, equipment, and the fixtures and fittings.

“disabled person” has the same meaning as set out in Section 6(2) of the Equality Act 2010.

“emergency” means where there is a risk to life or damage to the fabric of the property or the contents.

“fixtures and fittings” includes references to any fixtures, fittings, furnishings, effects, and floor, ceiling and wall coverings.

“Holding Deposit” means an amount equivalent to 1-week’s rent, which is paid to temporarily reserve the room, and commence the referencing process.

“house in multiple occupation/HMO” means that the property is let to a group of three or more people where at least two of them are unrelated.

“Initial Rent” means the rent paid at the start of the tenancy for the first calendar month of the tenancy, and is made up of 1-week’s rent paid as a Holding Deposit, and a further payment of the balance of the first month’s rent.

“Inventory and Schedule of Condition” is a summary of the condition of the property or contents and usually includes a description of any faults, damage or missing items.

“jointly and severally liable” means that if there are two or more tenants, you are each responsible for complying with the agreement’s obligations together and individually. We are free to seek to enforce these obligations or claim damages of any amount against one or more of you.

“landlord” includes anyone entitled to possession of the room when the agreement ends, as well as their successors in title or assignees.

“permitted occupier” means a person who is neither a tenant nor any other party to the tenancy. They have no rights to the room but we have granted them permission to occupy it as a guest for a time during this tenancy.

“property” means the self-contained flat or house in which the room is located. It also includes any part or parts of the property’s boundaries, fences, garden and outbuildings that we own unless we have specifically excluded them from the agreement. To avoid doubt, if obligations refer to the property they also refer to the room.

“room” means the specific room that we let under the agreement. This is the part of the wider property that you have a tenancy for and exclusive occupation over.

“superior lease” sets out the promises we have made to our superior landlord. You are also bound by these promises if you have prior knowledge of them. The superior landlord is the person who owns the interest in the property or some larger building that the property sits within, giving them the right to possession of the property at the end of our lease.

“tenancy” means the time between the start and the termination of the agreement plus any addendum to it.

“Tenancy Deposit” means the deposit paid and subject to the terms specified in clause 9 of Section A, and clause 14 of Section C, of this agreement.

“tenant” means anyone entitled to possession of the property for the duration of the tenancy.

“us”, “our” and “we” mean the landlord, and in the case of joint landlords, at least one of them.

“working day” does not include Saturdays, Sundays and bank holidays.

“you” and “your” mean the tenant.

Section C – Terms and conditions

We let the room with the contents to you for the tenancy on the letting terms in this agreement plus any addendum to it.

1 GENERAL TERMS

- 1.1 You must abide by the terms of this tenancy agreement, and by the terms of the Pisoría Service Level Agreement (SLA), which sets out the relationship and procedures between Pisoría and tenants staying in Pisoría properties. We may update these terms and conditions from time to time. If we do so, we will inform you of our updated terms and condition, either directly or as published on our website (www.pisoria.com). Updated conditions will come into effect as soon as they are published.
- 1.2 If there is more than one tenant, you are all jointly and severally liable for the obligations in the

agreement.

- 1.3 You must make reasonable efforts to ensure that no-one in your household or any visitor to the property breaches the terms of the agreement.
- 1.4 If we have given you a copy of a superior lease setting out our promises to our superior landlord, you agree that you will also be bound by these promises, except for any payments we are responsible for making under the superior lease.
- 1.5 If there is a guarantor for the tenancy and the guarantee ends because the guarantor dies, becomes bankrupt or cancels the guarantee. If it is reasonable for us to do so, within two months of us learning about this we can give you notice in writing to find a new guarantor within 28 days. We must be satisfied with your choice of guarantor. We will give you reasons as to why we need a new guarantor. That guarantor must then, within 28 days, sign a new guarantee including the same terms as the previous guarantee. This guarantee will then apply from the date the previous guarantee came to an end. You must tell us as soon as you become aware that the guarantor has died or has become bankrupt.

2 RENT AND OTHER PAYMENTS

You MUST:

- 2.1 Pay the rent on the days and in the way we have agreed.
- 2.2 Provide ongoing authorisation for the collection of rent and other payments via GoCardless (www.gocardless.com).
- 2.3 Pay the charges for Council Tax (or any similar charge that replaces it) and utilities and other relevant suppliers that you are responsible for under this agreement.
- 2.4 Pay us all losses, fees, damages, costs and expenses we incur on an indemnity basis:
 - in recovering from you any rent and any other money that is in arrears;
 - for the service of any notice regarding your breach of any of your obligations under the agreement whether or not the notice results in court proceedings;
 - for the cost of any bank, GoCardless, or other charges if any cheque you have written is dishonoured or if any standing order, direct debit, or any other payment method is withdrawn by your bank or fails due to insufficient funds or for any other reason;
 - as a result of any of your breaches of the agreement or in enforcing any provision of the agreement, including those about seeking possession of the property;
 - in the recovery of possession of the room.
- 2.5 Pay interest at 3% above the Bank of England base rate on any rent or other money due under the agreement that is more than 14 days in arrears from the due date to the payment date.
- 2.6 Notify us promptly if you start receiving Universal Credit, as well as any delays in receiving payment of your Universal Credit entitlement.

3 UTILITIES

You MUST:

- 3.1 Provide us with meter readings at the start and end of your tenancy, and at least every 3 months during your tenancy, or whenever requested to do so, by sending a photo of your gas and electricity meter to utilities@pisoria.com. If we request you to provide a meter reading, and you do not do so within 7 days, we may attend the property to obtain a meter reading and you will be liable for our costs in doing so. If you do not provide meter readings when requested, then utility provider's estimated readings may be used to determine usage in relation to the Services Fair Usage Policy.

- 3.2 Inform us if you change supplier where you are responsible for paying a utility.

Services Fair Usage Policy

- 3.3 There are allowances below to limit the amount of energy that you can use when bills are included within your rent, or by payment of the Utility Cost. The allowances are generous but it is important that you and the other occupiers are sensible with energy and water usage throughout the tenancy term. If you go over the allowances, you will be charged for the excess additional usage, and this charge will fall due as soon as we notify you of any excess usage.

Excess use charges will be applied in any month where the utility provider's bill shows a total amount in excess of the monthly allowance, and allowances will not be rolled from month to month.

The amount of excess energy charge to be applied will be calculated as total amount of energy charges on bill less the fair usage limit amount in the table below. This total will be divided by, and charged equally between, all current tenants in the property, regardless of occupation or usage.

Number of tenancies	Water monthly allowance per property (£)	Gas and Electricity monthly allowance per property (£)
1	£43.57	£143.82
2	£45.05	£147.07
3	£46.82	£149.89
4	£49.71	£176.62
5	£52.96	£195.65
6	£58.47	£210.86

You must NOT:

- 3.4 Not change the supplier where we are responsible for paying a utility.
- 3.5 Not change the utility meters for the property without our written permission (which we will not unreasonably withhold). If you do, we have the right to require you to return the meter to its original state at the end of the tenancy at your cost.

4 USE OF YOUR ROOM AND THE PROPERTY

You MUST:

- 4.1 Occupy the room as your only or main home and behave in a tenant-like manner.
- 4.2 Take reasonable care of the room and any common parts of the property.
- 4.3 Verify the suitability of the property for you and members of your household including any gardens, fences, ponds or outbuildings, especially regarding the safety of pets and young children.
- 4.4 Take reasonable steps to protect guests and other visitors (especially children) from any hazards at the property, for example ponds, swimming pools, fences and electric gates.
- 4.5 Arrange suitable contents insurance for your own belongings. We have no liability to insure anything belonging to you.
- 4.6 Inform us immediately if you leave your course of study or intend to do so in the near future.
- 4.7 Tell us if the room is going to be empty for more than seven days in a row, and not leave the room empty for more than 28 days in any circumstances.
- 4.8 Lock all the doors and windows and switch on any burglar alarm whenever you leave the property unattended.
- 4.9 Flush through any water systems after any period when you leave the property unoccupied by running all taps and showers.

You must NOT:

- 4.10 Not take a lodger or assign, sublet, part with or transfer to another person possession of the room, or any part of it, without our written permission. If you do (even if we have given permission), you will be legally responsible for carrying out a fully compliant 'right to rent check' as set out in Section 22 of the Immigration Act 2014 on any sub-tenants or other people living in the property.
- 4.11 Not permit anyone other than yourself, the tenant named in this tenancy agreement, to occupy/ reside in the property.
- 4.12 Not do anything that would lead the property to require licensing by a local authority if it is not already so licensed, or that would lead to the breach of a condition of such a licence or a statutory obligation associated with it.
- 4.13 Not allow children to live in the room or property without our permission in writing.
- 4.14 Not allow animals in the room or property without our permission in writing. We can withdraw this permission if we have good reason.
- 4.15 Not harass or act in an antisocial way to, or pursue a course of antisocial conduct against, any person in the neighbourhood. Such people include residents, visitors, us, and our agents and contractors.

In particular, you must not yourself, or allow other occupiers or visitors to:

- do anything that may reasonably be considered a nuisance to other occupiers, residents of neighbouring properties, the landlord, or members of Pisoría's staff.
- make excessive noise, or play any radio, CD, record player, television or similar equipment or musical instrument in a way that may cause a nuisance or annoy other occupiers or neighbours;
- fail to control pets properly or allow them to foul or cause damage to other people's belongings;
- use the property or allow it to be used for illegal or immoral purposes or activity;
- vandalise or damage the room or any part of the property's common parts or the neighbourhood;

PRE-TENANCY DOCUMENT SERVICE

- leave rubbish and recycling in unauthorised places or at inappropriate times;
 - harass, threaten or assault any other tenant, member of their household, visitors, neighbours, us, our family members, our employees, our agent, or any other person or people in the property or neighbourhood for any reason. This includes behaviour due to that person's race, colour or ethnic origin, nationality, gender, sexuality, disability, age, religion or other belief, or other status;
 - use or carry offensive weapons;
 - use, sell, cultivate or supply unlawful drugs or sell alcohol; or
 - store at or bring into the property any type of firearm or firearm ammunition including any replica or decommissioned firearms.
- 4.16 Not smoke tobacco or any other substance, including vapes, in the property without our written permission. To avoid doubt, we do not regard nicotine staining as fair wear and tear. It is strictly prohibited to smoke tobacco or any other substance in the property's common parts.
- 4.17 Not use the property as anything other than a private home. However, you may work at home as long as (a) you do not use the property to run a business and your home-working is purely incidental to using the property as your private home; and (b) this use is not forbidden by the superior lease.
- 4.18 Not bring into the property any furniture, electrical equipment or other items that might be a hazard or cause damage or injury to the property or its other occupants.
- 4.19 Not bring into the property any dangerous or flammable goods, materials or substances apart from those needed for general household use; or store any heating fuel, paraffin, bottled gas or other gaseous fuel without our written permission.
- 4.20 Not put any damaging oil, grease or other harmful or corrosive substance into the washing or sanitary appliances or drains.
- 4.21 Not damage any of the property's common parts.
- 4.22 Not obstruct the fire escape or any of the property's common parts. We or our agent may remove any obstructions.
- 4.23 Not allow children to play on the fire escapes or in any of the property's common parts.
- 4.24 Not leave your vehicle parked at the property anywhere other than the space allocated to you in this agreement (if applicable).
- 4.25 Not use your allocated parking space for any purpose except storing a private motor car or motor bike without our written permission (if applicable).
- 4.26 Not store or charge an E-bike or E-scooter in the property or any of the shared facilities, or permit any guests or visitors to do so without the prior written consent of the landlord which will not be unreasonably withheld.
- 4.27 Not install or modify any charging points or stations for electric vehicles without the prior written permission of the landlord which will not be unreasonably withheld.

5 CONDITION OF YOUR ROOM AND THE PROPERTY

You MUST:

- 5.1 Keep the inside of the room and the property's common parts (including the fixtures and fittings and the contents) in the same condition, cleanliness, repair and decoration as at the start of the tenancy (except for fair wear and tear); and to do those jobs that you would reasonably be expected to do including the cleaning of any sanitary appliances, shower wastes and windows as often as necessary.
- 5.2 Notify us as soon as reasonably possible of any defect in the property that comes to your attention.
- 5.3 Be present at the property or agree with your fellow tenants that one of them will be present at the property, in order to meet and allow access to any trades person required to be sent to the property in order to carry out repairs or maintenance. This applies in particular to trades people attending the property to fulfil services provided under the British Gas Landlord Insurance policy (or other similar insurance policy) which may cover the property. If we make arrangements with you to be present at the property for the purpose of this clause, and you fail to adhere to those arrangements, we may charge to you our reasonable costs for the missed appointment, and the reasonable costs or making alternative arrangements.
- 5.4 Notify us of any damage that you have done deliberately or that was caused by the neglect or carelessness of you or anyone else living in or visiting the property. You must also repair this damage if we request it.
- 5.5 If we give you written notice to repair such damage, you agree to do the work within one month of the date of the notice. This includes repairing damage caused in this way to the property, fixtures and fittings, contents and, if it applies, to the building in which the property is located and any common

parts.

- 5.6 Keep your room, the property, and its exterior free from rubbish and recycling and place all rubbish and recycling containers in the allocated space for collection on the collection day. Rubbish and recycling containers should be returned to their normal storage places as soon as possible after the collection.
- 5.7 Take proper care of any shared facilities and clean them as appropriate after use.
- 5.8 Keep the garden tidy and cut any grass regularly, but you do not have to improve the garden
- 5.9 Replace any light bulbs, fuses, fluorescent tubes, filters, batteries, and other household consumables promptly and when necessary.
- 5.10 Defrost the fridge and freezer when necessary. If you do not do this, we may recharge you our reasonable costs in doing this ourselves, and the cost of making good any damage caused because you have not done this.
- 5.11 Take all reasonable precautions to prevent condensation and mould growth by keeping your room and the property adequately ventilated and heated. This includes following any reasonable instructions we provide on this matter. These precautions include:
 - Not drying clothes in confined spaces with poor air flow.
 - Opening doors and windows of your room and the property at reasonable times to allow good air flow.
 - Regularly wiping down any small build ups of mould using a mild bleach on a cloth.
- 5.12 Take all reasonable steps not to block or cause a blockage to the drains and pipes, gutters and channels in or on the property, and regularly clear any debris, such as food particles or hair, from drains using suitable cleaning products. This includes following any reasonable instructions or guidance we provide on this matter.
- 5.13 Take all reasonable precautions not to encourage pests or vermin to enter the property. This should include keeping floors and surfaces reasonably clean at all times, and not leaving food outside of sealed containers.
- 5.14 Take all reasonable precautions to prevent frost damage to any pipes or other installations in the property. This includes following any reasonable instructions we provide on this matter.
- 5.15 Inspect any smoke or carbon-monoxide alarms in the property regularly, at least once per month, replacing any batteries if necessary. You must tell us as immediately if a fault arises in any smoke, heat, or carbon-monoxide alarms in the property.
- 5.16 Tell us as soon as possible if a fault arises in the smoke or carbon-monoxide alarms.
You must NOT:
- 5.17 Not remove any of the contents from the property without our written permission (which we will not unreasonably withhold); or alter or add any furniture, fixtures and household belongings that are on the Inventory and Schedule of Conditions, without our written permission.
- 5.18 Not damage the property, the fixtures and fittings, the contents or the electric, gas, or plumbing system; or alter or add anything to the outside or structure of the property.
- 5.19 Not hang pictures or posters on the walls, or other parts, of the property or your room without our permission in writing (we will not unreasonably withhold this permission). If this permission is granted you must not use Blu-Tack or any similar type of adhesive on the walls, and you must remove the items at the end of your tenancy and ensure that the condition of the walls is returned to that indicated in the Inventory and Schedule of Condition report provided at the start of the tenancy.
- 5.20 Not dry washing inside the property, except in a ventilated room suitable for these purposes.
- 5.21 Not block or leave anything obstructing or cluttering any of the shared areas of the property, or allow any guest to do so.
- 5.22 Not bring any bicycles, motorcycles, other forms of transport, and prams into the property or your room without our permission in writing
- 5.23 Not use any type of portable heater, without first obtaining in written permission from us to do so. When requesting such permission, you must provide the make and model number of the proposed heating equipment, and use only this specified equipment.
- 5.24 Not bring any appliance which burns gas or other fuel into the property.
- 5.25 Not tamper with any safety alarms, or fire safety equipment, signs, or any other precautions.
- 5.26 Not access or make use of, or allow others to access or make use of, any of the bedrooms in the property, other than your own bedroom as designated in this tenancy agreement, including bedrooms vacated by other tenants.

6 ADAPTATIONS AND IMPROVEMENTS

PRE-TENANCY DOCUMENT SERVICE

- 6.1 You must not make any alteration or addition to the property, its fixtures or fittings, or the electric, gas or plumbing system or decorate or change the style or colour of the internal or external decoration, or erect or install any aerial, satellite dish or cable television without seeking our written permission (which we will not unreasonably withhold).
- 6.2 Any request for adaptations, additions or services under the Equality Act 2010 must be made in writing to us. We may not unreasonably withhold consent to these requests where:
 - A disabled person occupies or intends to occupy the property as their main home and
 - The request is likely to facilitate the disabled person's enjoyment of the premises
- 6.3 If we refuse consent to a written request, we will respond in writing setting out reasons for refusal.
- 6.4 If we grant permission for an adaptation or alteration, then we may set reasonable conditions for the making of a relevant improvement. If you do not keep to the terms of these reasonable conditions, then it will be treated as a breach of the tenancy.

7 ACCESS TO THE PROPERTY

You MUST:

- 7.1 Allow us, our agent, or our contractors to come into the room at all reasonable hours of the day to inspect its condition, identify and perform any necessary repairs or improvements, ensure the property is fit for human habitation, or perform any other obligations that we must do by law. We will ordinarily give you at least 24 hours' written notice if we are going to enter the room, but may occasionally need to make a reasonable request at shorter notice. If we need to make such a request, you must not unreasonably withhold permission. We do not need to give any notice before we access the common parts of the property.
- 7.2 Let us enter the room immediately in an emergency.
- 7.3 Allow possible new tenants, valuers and buyers access to the room (on at least 24 hours' written notice) during the tenancy. We may occasionally need to make a request at shorter notice, and you must not unreasonably withhold this permission. You must ensure that your room and the property are in a reasonably clean and tidy condition. We may recharge you our reasonable costs in rectifying the condition of your room or the property.
- 7.4 Permit us and our agent to hold a set of keys or any other security devices necessary to enter the room in an emergency.
- 7.5 Forward any notice, order, proposal or legal proceedings affecting the property or its boundaries to us promptly on receiving them.
- 7.6 Forward to us all correspondence addressed to Pisoría Ltd or the landlord at the property within a reasonable time.
- 7.7 Our forwarding address for this purpose is: Pisoría Ltd, 3rd Floor, 86-90 Paul Street, London, EC2A 4NE.

You must NOT:

- 7.8 Not change the alarm codes or door locks or have any duplicate keys cut without our written permission. If you lose your keys or other security devices needed to access the room or the property, you are liable to meet our reasonable costs for replacement. This includes the cost of fitting any new locks that are needed.

8 CONDITIONS SPECIFIC TO A HOUSE IN MULTIPLE OCCUPATION (HMO)

- 8.1 You, permitted occupiers and any guests you bring to the property must not impede us, our contractors or our agent in performing the duties imposed on us by legislation or a licence condition (if one applies). To avoid doubt, this includes refusing us, our contractors or our agent access at reasonable times to perform management duties.
- 8.2 You must ensure that any rubbish and recyclable waste is stored and disposed of in the appropriate container as instructed by the local authority.
- 8.3 You must inform us if the containers that we or the local authority have provided for waste disposal are insufficient to store all the waste from the property.
- 8.4 You must give us any reasonable information that we, our agent or local authority require to perform HMO management duties.
- 8.5 You must comply with any reasonable requests or instructions we, our agent or the local authority make to you in performing HMO management duties

9 PETS

- 9.1 You may request consent to keep a pet at the property during this tenancy. This request must be made in writing and we will not unreasonably refuse to provide this consent.

- 9.2 Any requests in writing must include a description of the pet for which consent is sought. This description should include:
- the number of pets you are requesting to keep at the property,
 - the type of animal,
 - a photograph of the pet,
 - their name,
 - the age of the pet, and
 - how you intend to look after the pet.
- 9.3 Where appropriate this description should also include the breed of the pet, whether they are on the exemptions register for dangerous dogs, whether the pet is house trained, and evidence of their vaccinations, insurance and flea treatment.
- 9.4 Any requests in writing will be responded to within 28 days unless we both agree to extend beyond this time. We may request further information at this time, rather than providing or refusing consent.
- 9.5 If we respond with a request for further information, or we have sought the consent of a superior landlord, within 28 days of the initial request, then we are not obliged to refuse or provide consent to a pet until seven days after you provide further information, or the superior landlord responds to our request.
- 9.6 You may not keep any pets in the property without first seeking our permission in writing.
- 9.7 If consent is granted, then we may set reasonable conditions for the behaviour of the pet while it resides in the property. These conditions will be provided to you in writing and form a pet behaviour policy. If either you, or the pet, fails to adhere to the terms of this pet behaviour policy then it will be considered a breach of this tenancy agreement.

10 WE AGREE TO:

- 10.1 Allow you to quietly possess and enjoy the room during the tenancy without interruption from us.
- 10.2 Pay all assessments and outgoings regarding the property that are our responsibility.
- 10.3 Ensure that any furniture and equipment we supply comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).
- 10.4 Keep in repair all mechanical and electrical appliances that form part of the contents (unless specifically excluded), unless the fault or failure is due to your act or failure to act.
- 10.5 Pay the council tax, utilities, service charges and any ground rent we are responsible for as specified in this agreement.
- 10.6 Keep the property insured against fire and other usual comprehensive risks as long as insurance cover is available on reasonable terms.
- 10.7 Ensure that the property is compliant with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 at the start of the tenancy.

11 SERVING NOTICES AND OTHER PRESCRIBED INFORMATION

- 11.1 If we serve any notices or documents on you, including any as required or permitted under this agreement or any that the law tells us we must or may give, such notice or document shall be deemed served as set out in clause 11.3 of Section C of this agreement.
- 11.2 You agree that we may serve any notices or other documents via email to the email address(es) you gave at Section A 12) of this agreement.
- 11.3 Any notices sent in line with clause 11.1 will be deemed served:
- in the case of first-class post, two working days after posting;
 - in the case of email sent before 18:30h on a working day, at the time of leaving the sender's outbox, otherwise on the next working day;
 - if the notice is left at the property before 18:30h on a working day, on the same day, otherwise on the next working day.

12 ENDING THE TENANCY

- 12.1 Termination of this agreement ends the tenancy but does not release you from any outstanding obligations or from any obligation that you breached before termination.

How WE may end the tenancy

- 12.2 If the tenancy is, at the time, an assured tenancy, we have the right to recover possession of the property by lawful means if any of the grounds listed in Schedule 2 of the Housing Act 1988 apply (these include not paying rent, intending to sell, or reoccupy the property, breaking a term of the tenancy and causing a

nuisance or annoyance);

- 12.3 If the tenancy is not at that time an assured tenancy, we may recover possession via forfeiture and re-entry where:
- the rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;
 - You are declared bankrupt; or
 - You breach any term of this tenancy agreement.

This clause does not affect your rights under the Protection from Eviction Act 1977.

How YOU may end the tenancy

- 12.4 You may bring the tenancy to an end by providing us notice that you intend to vacate the property. The notice must be served in writing to us. You must provide this notice to the address for service of these notices set out at 11) in Section A of this agreement.
- 12.5 For the tenant's notice to be valid, it must provide at least two months' notice and must expire on the last day of a rental period. Any one tenant may serve notice to terminate the tenancy for all joint tenants.
- 12.6 If the tenant wishes to end the tenancy with a notice period shorter than specified above, we may agree to end the tenancy earlier subject to finding a replacement tenant to commence a new tenancy before the expiry of the full notice period.
- 12.7 In this case:
- the tenancy will end on the day before the replacement tenancy starts.
 - you must pay our reasonable costs in finding a suitable replacement tenant to take on your tenancy on the same terms and conditions. The replacement tenant must satisfactorily pass Pisoría's credit and reference checks. You must pay rent until the day before the replacement tenant starts their tenancy.
- 12.8 Our reasonable costs in finding a suitable tenant may include:
- Advertising the availability of your property/ room.
 - Using a third-party letting agent, or agency, to find a replacement tenant.
- 12.9 For the avoidance of doubt, if a notice is invalid then the landlord is not required to accept the notice and may continue to require you to meet your ongoing obligations under this tenancy, including the payment of rent.
- 12.10 Once notice is validly served it may only be withdrawn if the landlord and all joint tenants agree in writing to the withdrawal.

13 AT THE END OF THE TENANCY

- 13.1 At the end of the tenancy, by 10:00h on the final day of the tenancy, you agree to:
- give up the room with full vacant possession;
 - give up the room, the contents and our fixtures and fittings in as good a condition as at the start of the tenancy (apart from fair wear and tear) and free from rubbish;
 - allow us or our agent to enter the room with a surveyor to do an inspection;
 - leave the contents in the same position they were in at the start of the tenancy;
 - remove all personal belongings including food and other perishable items; and
 - give us or our agent a forwarding address at the end of the tenancy for easy administration and communication between the parties, including easy return of the deposit.
- 13.2 At the end of the tenancy, by 12:00h (midday) on the final day of the tenancy, you agree to
- return to us all sets of keys, including the identifying tags that were provided with them, and other security devices and pay the reasonable costs of having replacement locks or other security devices fitted if not;
- 13.3 You agree to allow us to erect a 'to let' or 'for sale' sign at the property during the tenancy's last two months.
- 13.4 At the end of the tenancy, we will carry out a check-out inspection to assess the property's condition compared to the original Inventory and Schedule of Condition.
- 13.5 We may remove, store, sell, or otherwise get rid of, any furniture or goods which you refuse or fail to remove from the property or building at the end of the tenancy. We will dispose of any perishable, harmful or unpleasant items and also any items which reasonably appear to us to be waste or refuse without having to store them. You will be responsible for reasonable costs which we may incur because of this. We are entitled to take the costs (including any storage costs) and any money you owe us from any money made from selling furniture or goods.

14 THE TENANCY DEPOSIT

- 14.1 The deposit will be held by **[Custom.DepositHeldBy]**.
- 14.2 The deposit will be protected in a Government-approved tenancy deposit scheme, namely: The Deposit Protection Service.
- 14.3 We can transfer the deposit to another Government-approved tenancy deposit scheme or change the person who holds the deposit (unless it has been paid into a Government-approved custodial tenancy deposit scheme). If we do this, we will inform you in writing.
- 14.4 You will only receive interest on the deposit if it is paid into a custodial tenancy deposit scheme. If that happens, you will receive any interest that may be due under the scheme's terms and conditions.
- 14.5 You will get back the deposit when this agreement ends and you leave the room, as long as you have kept to all the conditions of this agreement. If you do not do so, we may take from your deposit:
 - any rent or other money due or payable by you under the agreement which remains unpaid after the tenancy ends;
 - the reasonable costs of compensating us for, or for rectifying or remedying, any breach by you of your obligations under the agreement, including those on the cleaning of the property or its fixtures and fittings and the removal or storage of any goods that you leave behind when the tenancy ends;
 - any costs or damages awarded to us by order of the court in any proceedings we have brought against you;
 - any unpaid bills or charges for electricity, gas, phone, water, communication services and council tax incurred at the property that you are responsible for paying under the agreement if we have incurred a loss because you have not paid;
 - any damage or compensation for damage to the property or its fixtures and fittings or for missing items for which you may be liable, subject to an allowance for fair wear and tear, the age and condition of any such item at the start of the tenancy, and any repairs that are our responsibility.
- 14.6 If we cannot agree any of these amounts, the matter will be decided by the deposit protection adjudicators, or the county court unless we can agree on some other way of resolving the dispute.
- 14.7 You cannot use the deposit to pay or offset rent under this agreement.
- 14.8 If the deposit is not enough, you must pay us the amount needed to cover all costs, charges and expenses properly due.
- 14.9 If you owe rent or any other amounts under this agreement, you will have to pay interest on this amount from the date that it should have been paid where you are 14 days or more in arrears. The interest rate is 3% above the base rate used by the Bank of England. This rate will apply before a court judgment has been made against you and after any judgement the appropriate court rate will apply.
- 14.10 As soon as is practicable after the end of the tenancy, we will return the deposit less any agreed deductions or money still in dispute. A share of the deposit will go to each tenant or person paying towards the deposit individually. This share will be based on the amount of the deposit each of them paid at the start of the tenancy, less a share of any agreed deductions or money still in dispute.
- 14.11 If someone who is not a tenant has paid towards the deposit, you must provide their name and address below. Otherwise, you confirm that the only people who have paid towards the deposit are tenants.

Name	Email address

Signed as an agreement

Landlord signature:

[Signable.signaturefield_signer2]

Date: **[Signable.date_signer2]**

Your signature:

[Signable.signaturefield_signer1]

Date: **[Signable.date_signer1]**