

**AGREEMENT** dated xx,xx,xxxx

**Landlord:** Oliver Walton Ltd t/a City Rooms of First Floor 3-5 Globe Road London E1 4DT

**Tenant:** Ms/Mr xxxx xxxx  
xxxxx@yahoo.com

**Property:** The Room known as Room xxx at

xxxxx

Xxxx

London  
xxx xxxx

together with the fixtures furniture and effects specified in the Check In Report to be sent to the Tenant ("**Inventory**")

**Term:** A term of xx months from the xx xx xxxx

**Beginning on:** Xx xx xxxx

**Ending on:** 11am, xx xx xxxx

**Rent and Bills** £xxxx per calendar month payable in advance on the xxth day of every month ("**Due Date**") during the term of the tenancy. The Rent shall be paid clear of unreasonable or unlawful deductions or set off, to the Landlord, by Direct Debit, Standing Order, or such other method as the Landlord shall require. Landlord bank details are: ("**Account name: Oliver Walton Ltd, Sort Code xx xx xx , Account No: xxxx xxxx** ")

**Tenant is liable for xxxx% of electricity and gas (and heat if any) bills for the whole property** during the term of the tenancy. Tenant will be notified by the Landlord of their liability and Tenant must **reimburse the Landlord as soon as they are notified.**

**The Deposit:** A Security Deposit of £xxxx

The Tenant and their Guarantor agrees that the Landlord may provide their name, addresses and other contact details to third parties including, but not limited to contractors, referencing companies, the local authority, debt collectors, solicitors, and any appropriate tenancy deposit scheme.

## 1 LETTING

1.1 The Landlord lets and the Tenant takes the Property for the Term at the Rent.

- 1.2 All bills including council tax, water, internet, electricity, gas (or sometimes heat) bills will be registered under the Landlord's name. The Landlord will manage the bills and make the payments to ensure constant supply. The Landlord will cover the costs for council tax, water, and internet. For electricity and gas (sometimes heat) bills, the Tenant will share with all rooms and reimburse the Landlord of their share. Once informed, tenant will pay the Landlord immediately. Details are in Clause 10.
- 1.3 The Tenant may use the paths drives hall corridors staircase and lift (if any) leading to the Property to go to and from it.
- 1.4 The Tenant may use such bathrooms shower rooms kitchens living rooms outdoor areas and other communal facilities as are designated by the Landlord in accordance with any reasonable regulations made by the Landlord.
- 1.5 It is a condition of the tenancy that all adult occupiers of the Property maintain a "right to rent" as defined by the Immigration Act 2014 at all times during the Term.

## 2 INTERPRETATION

- 2.1 Any obligation on the Tenant in this Agreement not to do an act or thing includes an obligation not to permit or suffer another person to do such act or thing.
- 2.2 Whenever there is more than one person comprising the Landlord or the Tenant their obligations may be enforced against all of them jointly and against each of them individually.
- 2.3 The Landlord and Tenant do not intend that this Agreement should be enforceable by any person solely by virtue of the Contracts (Rights of Third Parties) Act 1999.
- 2.4 An obligation in this Agreement to pay money includes an obligation to pay Value Added Tax in respect of that payment.

## 3 THE DEPOSIT

- 3.1 The Tenant must pay a deposit of £xxxx ("**Deposit**") to the Landlord or the Landlord's agent on the signing of this Agreement.
- 3.2 The Deposit is a "tenancy deposit" as defined in section 213(8) of the Housing Act 2004. The Landlord must deal with the Deposit in accordance with an authorised scheme under section 213(1) of that Act.
- 3.3 The Deposit is paid as security for the performance of the Tenant's obligations in this Agreement. The Landlord may use the Deposit to compensate himself for the reasonable costs of any breach by the Tenant of those obligations.
- 3.4 The Deposit is to be held by MyDeposits.
- 3.5 The Landlord will provide within 30 days of the Deposit being received the information required under section 213(5) of the Housing Act 2004 as set out in the Housing (Tenancy Deposits) (Prescribed Information) Order 2007 (SI 2007/797).
- 3.6 No interest will be paid on the Deposit.

- 3.7 The Landlord shall notify the Tenant within 10 working days of the tenancy ending if the Landlord intends to withhold all or part of the Deposit, once the following have been completed: 1. the tenancy has ended and possession of the Property has been returned to the Landlord, and 2. all keys, access devices, remote controls and parking permits have been returned, and 3. both parties have confirmed their acceptance of any Deposit deductions, and 4 confirmation has been received from the Local Authority that no claw back of Housing Benefit is due.
- 3.8 The Landlord shall inform the administrator of the tenancy deposit scheme within 20 working days of the end of the tenancy either that the Deposit is to be repaid in the sum agreed between the Landlord and Tenant or that the parties are in dispute as to the amount to be repaid.
- 3.9 Sums that may be retained/deducted. The following sums may be paid out of the Deposit to the Landlord in accordance with the terms of the Scheme:
- 3.9.1 any rent or other payments due/unpaid from the Tenant to the Landlord, including advance rent that has fallen due;
  - 3.9.2 any reasonable sum the Landlord expends or incurs in remedying any failure by the tenant to comply with his responsibilities under this agreement, and to enforce the terms of this Agreement against the Tenant.
  - 3.9.3 after the end of the Term, any sum owing to the landlord equivalent to rent in respect of any period of unauthorised occupation by the Tenant or anyone under his control;
  - 3.9.4 the cost of professional cleaning of the Property, at the Landlord's discretion subject to the Tenant being in breach of clause 4.6.1;
  - 3.9.5 any unpaid agreed amount from early termination according to clause 8.2.
  - 3.9.6 any sum required for the Landlord to remedy the damage to the Property done by the Tenant.
  - 3.9.7 any sum as a result of missing items from the Property.

#### 4 THE TENANT'S COVENANTS

The Tenant agrees with the Landlord:

##### 4.1 Rent and other payments

- 4.1.1 To pay the Rent in advance on the Due Date without deduction or set off and by the method specified to the Tenant in writing by the Landlord.
- 4.1.2 Not to change account name of council tax, water, internet, and any utility services.
- 4.1.3 Not to change account name of council tax, water, internet, and any utility services.
- 4.1.4 To pay the television licence fee in respect of any television set at the Property.

- 4.1.5 If the Tenant has hired any television receiver video equipment cable equipment or similar to arrange for its return to the hirer at the end of the tenancy.
  - 4.1.6 To pay a fair proportion (as informed by the Landlord) of all charges in relation to usage of electricity, gas (and heat if any) provided to the House, according to clause 10.
  - 4.1.7 To pay the Landlord's reasonable costs of replacing a key or security device to access the Property upon receipt of written evidence of the costs incurred by the Landlord.
  - 4.1.8 To Pay the Landlord £50 for any amendment of Agreement.
  - 4.1.9 To Pay the Landlord's reasonable costs, fees, charges, disbursements and expenses properly incurred in relation to or incidental to possession proceedings the Landlord is required to commence, recovery or attempted recovery of arrears of rent or other sums due under this agreement.
- 4.2 **Repair and maintenance of the Property and contents**
- 4.2.1 To use the Property in a reasonable and careful manner and not allow it to deteriorate and to keep the interior of the Property in good and clean condition (except for fair wear and tear).
  - 4.2.2 To make good all damage caused to the Property (including the Landlord's fixtures and fittings) or to any other property owned by the Landlord through:
    - a. any breach of the obligations set out in this Agreement;
    - b. any improper use by or negligence of the Tenant or any person at the Property with the Tenant's permission.
  - 4.2.3 Subject to the Landlord's obligations in clause 7 to keep the items specified in the Inventory clean and in the same condition as at the commencement of the tenancy ( except for fair wear and tear).
  - 4.2.4 Subject to the Landlord's obligations in clause 7 to ensure that all taps baths wash basins WCs cisterns domestic water heaters and internal pipes together with drains gullies downpipes and gutters in or connected with the Property are kept clean and open and not to damage or obstruct the pipes wires conduit fittings or appliances within or exclusively serving the Property.
  - 4.2.5 To keep the Property heated to a reasonable level during the winter months to prevent damage to the Property or the water pipes drains tanks and other plumbing apparatus by cold weather (so far as this is within the control of the Tenant).
  - 4.2.6 To test all smoke and carbon monoxide alarms at the Property every month, to change the batteries in each alarm when necessary and to report any faults or problems with the alarms to the Landlord as soon as possible.
  - 4.2.7 To replace all light bulbs batteries and electrical fuses within the Property which become defective.

- 4.2.8 To give the Landlord written notice of any damage destruction loss or happening to the Property or the House or their contents howsoever caused as soon as it comes to the attention of the Tenant.
  - 4.2.9 At the end of the tenancy to ensure that all linen (if any) is freshly laundered and to have cleaned to a professional standard all bedspreads mattress blankets duvets carpets upholstery curtains and other articles set out in the Inventory and to have the carpets cleaned to a professional standard at least once in every twelve months throughout the tenancy.
  - 4.2.10 To give notice to the Landlord or proper sanitary authority if disinfection or fumigation is required in consequence of the occurrence of any infectious or contagious illness or infestation of rats mice fleas insects and the like on the Property.
  - 4.2.11 To clean the windows at least every 3 months and at the end of the tenancy and to replace any damaged or broken glass as soon as possible where the Tenant his family or visitors have caused the damage or breakage.
  - 4.2.12 To place all refuse in a proper receptacle and to ensure that rubbish is regularly collected by or on behalf of the local authority.
  - 4.2.13 To stay in the Property at agreed time to allow access of engineers or contractors arranged by the Landlord.
  - 4.2.14 Not to make any alteration to the layout of the garden or to the composition of trees shrubs plants or turf.
  - 4.2.15 Not without the consent of the Landlord to remove from the Property any of the items specified in the Inventory otherwise than for necessary repairs (in which case written notice shall be given to the Landlord).
- 4.3 **Access for Landlord**
- 4.3.1 To allow the Landlord or the owner of the House or their respective agents or anyone with their written authority together with any workmen and necessary appliances to enter the Property at reasonable times of the day to inspect its condition and state of repair and to carry out any necessary repairs provided that the Landlord has given reasonable notice (with regard to the work to be undertaken) beforehand and not to interfere with or obstruct any such persons
  - 4.3.2 In cases of emergency to allow the Landlord or anyone with his authority to enter the Property at any time and without notice.
  - 4.3.3 During the last 60 days of the tenancy to allow the Landlord and/or his agent to enter and view the Property with prospective tenants or occupiers at reasonable times of the day and subject to reasonable notice (usually 24 hours).
  - 4.3.4 To allow the Landlord and/or his agent access to inspect the Property by prior arrangement at quarterly intervals throughout the tenancy and in the final month of the tenancy.



4.3.5 To allow the Landlord and/or his agent access to take pictures of the Property with prior notice of not less than 24 hours and publish online for marketing.

#### 4.4 **Use of the Property**

- 4.4.1 To use the Property as a private home only and not to carry on any profession trade or business at the Property.
- 4.4.2 Not to do anything on the Property which may be a nuisance to or cause damage or annoyance to the Landlord or the tenants or occupiers of any adjoining property.
- 4.4.3 Not to use the Property for any illegal or immoral purposes.
- 4.4.4 Not to use the Property in a way which contravenes a restriction affecting the Landlord's freehold (or superior leasehold) title which the Landlord has brought to the Tenant's attention.
- 4.4.5 Not to cause or permit any dangerous or inflammable substance to collect in or on the Property apart from those needed for general domestic use.
- 4.4.6 Not to display any notice or advertisement that is visible from outside the Property.
- 4.4.7 Not to keep on the Property any animal or bird or domestic pet without first obtaining the Landlord's written consent.
- 4.4.8 Not to leave the Property unoccupied for more than 21 consecutive days without giving notice to the Landlord.
- 4.4.9 Not to smoke at the Property.
- 4.4.10 To comply with any planning conditions affecting the Property which the Landlord has brought to the Tenant's attention.
- 4.4.11 Not to apply for planning permission in respect of the Property.
- 4.4.12 Not to assign or sublet the Property or any part of the Property and not to part with possession or share occupation of the Property or any part of it.
- 4.4.13 Not to permit any person to occupy the Property as a lodger.
- 4.4.14 Not to do any act or thing which may make void or voidable any policy of insurance on the House or the Property or the contents (details of which policy or policies have been provided to the Tenant).
- 4.4.15 To be responsible for the keys and/or security device to access the Property.
- 4.4.16 Not to make or have made any duplicate keys to the House or the Property nor to replace or add any new locks to the House or the Property.
- 4.4.17 Not to alter add to or interfere with the appearance structure exterior or interior of the House or the Property or the arrangement of the fixtures furniture and effects belonging to the Landlord.

- 4.4.18 Not to alter injure or affix anything to the walls or damage the floors wiring pipes or drains of the House or the Property and not to alter or extend any electrical wiring plumbing or gas installation at the House or on the Property.
- 4.4.19 Not to erect or place in or affix to the House or the Property any satellite dish or television aerial without the prior consent in writing of the Landlord.
- 4.4.20 Not to leave any belongings place any items or hang any washing in the communal areas of the House.
- 4.4.21 To comply with any house rules which the Landlord or its agents may from time to time issue in the interests of good management of the House.
- 4.5 **Notices and legal matters**
- 4.5.1 Within 7 days of receipt of any notice direction or order affecting or being likely to affect the Property to deliver a copy of such notice to the Landlord and not to do anything as a result of the notice direction or order unless reasonably required to do so by the Landlord.
- 4.5.2 To forward to the Landlord within 7 days of receipt any post or other items delivered to the Property addressed to him.
- 4.5.3 Promptly on request by the Landlord to comply with such checks and provide such documents as are reasonably required by the Landlord certifying the “right to rent” of all adult occupiers of the Property.
- 4.5.4 Where any adult occupier of the Property has a time-limited “right to rent” to provide to the Landlord such proof of their continued “right to rent” as is reasonably required by the Landlord from time to time.
- 4.5.5 To notify the Landlord promptly if the immigration status of any adult occupier of the Property changes such that the “right to rent” is lost.
- 4.6 **End of the tenancy**
- 4.6.1 At the end of the tenancy to remove the Tenant’s belongings from the Property and leave the Property clean and tidy so that the Property is ready for immediate re-occupation. This includes both the Room and communal area.
- 4.6.2 To hand over to the Landlord or the Landlord’s agent, on the last day of the tenancy by 11am, all keys to the Property.
- 4.6.3 If the Tenant’s belongings shall not have been removed from the Property at the end of the tenancy, the Landlord has authority to remove and place the Tenant’s belongings in its warehouse/storage. If, within 14 days of the end of the tenancy the Tenant has not collected its belongings, the Landlord will be entitled to remove and dispose of the goods.
- 4.7 **Landlord’s costs**
- 4.7.1 To pay all reasonable costs and expenses incurred by the Landlord to remedy any breach of this Agreement by the Tenant and to enforce the terms of this Agreement against the Tenant.

## 5 LATE PAYMENT OF RENT

If any Rent shall without prior agreement be in arrears for 14 days after the same shall have become due (whether formally demanded or not) interest at 3% above the Bank of England's base rate shall be payable by the Tenant.

## 6 FORFEITURE

If the Rent is at least 21 days overdue (whether formally demanded or not) or if there has been a substantial breach of any of the Tenant's obligations in this Agreement the Landlord may forfeit the tenancy (i.e. bring it to an end) and recover possession of the Property. The other rights and remedies of the Landlord will remain in force.

(Note: This clause does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot enter the Property or evict a Tenant without a court having first made an order for possession).

The Landlord can only remove the Tenant from the Property by giving the Tenant notice in writing of his intention to seek a possession order (even after the Term of this Agreement has expired) and by obtaining a court order. The court will only order the Tenant to leave the Property before the expiry of the Term if one of the following reasons is proved (being grounds set out in Schedule 2 to the Housing Act 1988):

Ground 8: that both at the date of service of notice of the landlord's intention to commence proceedings for possession and at the time of the court hearing there is (a) at least eight weeks' rent unpaid where rent is payable weekly or fortnightly, (b) at least two months' rent unpaid if rent is payable monthly, (c) at least one quarter's rent more than three months in arrears if rent is payable quarterly or (d) at least three months' rent more than three months in arrears if rent is payable yearly.

Ground 10: that there is some rent outstanding both at the date of service of notice of the landlord's intention to commence proceedings and on the date on which proceedings are begun.

Ground 11: that the tenant has persistently delayed paying rent.

Ground 12: that any obligation of the tenancy has been broken or not performed.

Ground 13: that the condition of the property or the common parts has deteriorated because of the behaviour of the tenant or any other person living there.

Ground 14: that the tenant or someone living at or visiting the property (a) has been guilty of conduct which is or is likely to cause a nuisance or annoyance to neighbours or (b) has been convicted of using the property or allowing it to be used for immoral or illegal purposes or has committed an arrestable offence in, or in the locality of, the property.

Ground 15: that the condition of any furniture has deteriorated because it has been ill-treated by the tenant or someone living at the property.

Ground 17: that the landlord was induced to grant the tenancy by a false statement made knowingly or recklessly by either the tenant or a person acting at the tenant's instigation.

## 7 THE LANDLORD'S OBLIGATIONS



#### The Landlord agrees with the Tenant:

- 7.1 That the Tenant may quietly possess and enjoy the Property during the tenancy without any interruption from the Landlord or any person claiming under or in trust for the Landlord.
- 7.2 To return to the Tenant any Rent payable for any period during which the Property has been made uninhabitable provided that the Property has not been made uninhabitable by the wilful destruction or negligence of the Tenant.
- 7.3 To pay all Council Tax relating to the House and the Property.
- 7.4 To provide heating lighting power and hot and cold water to the Property.
- 7.5 To repair the structure and exterior of the Property including drains gutters and external pipes.
- 7.6 To repair and maintain in working order the apparatus in the Property for the supply of water gas and electricity and all sanitary apparatus and the central heating and hot water systems.
- 7.7 To supply a free Broadband in the property. Broadband is provided by third party companies such as BT, Sky and shall be up and running at the Tenants' moving in. This does not include the situation when a new broadband installation being processed. At the event of internet service breakdown, the Landlord gets in touch with the supplier within 8 working hours, however the supplier's engineer can take time to visit the property. During a reasonable time while internet service is being fixed, the Tenant will not be entitled to any compensation.
- 7.8 To comply with the Landlord's obligations in The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 relating to the provision and testing of smoke and carbon monoxide alarms.
- 7.9 That the Tenant is not required to repair damage to the Property where the Landlord can claim the cost of repairs under any insurance policy maintained by the Landlord provided that this exception will not apply if the Landlord cannot obtain the insurance proceeds because of the Tenant's acts or default or those of the Tenant's family or visitors.

## 8 TERMINATION

- 8.1 The Tenant shall continue to pay all rents and other amounts due and observe and perform all responsibilities on a timely basis until the end of the Tenancy.
- 8.2 **Early termination:** If the Tenant requests to leave the tenancy early and the Landlord agrees to the early termination then the Landlord may charge the Tenant rent until a new Tenancy begins and also the reasonable costs such as advertising costs and new referencing fees as incurred by the Landlord in relation to finding a new Tenant. Such costs will be communicated to the Tenant and agreed as part of any early termination process.

- 8.3 **Early termination:** In the event that the Landlord will terminate the control of the Property, the Landlord may give not less than 2 months prior written notice at any time to end this Agreement. The Tenant shall continue to pay all rents and other amounts due and observe and perform all responsibilities on a timely basis until the end of the notice period. Upon the expiry of such notice the tenancy shall end and the Tenant shall give up vacant possession of the Property.

## 9 NOTICES

- 9.1 Under section 48 of the Landlord and Tenant Act 1987 the Tenant is hereby notified that notices (including notices in proceedings) must be served on the Landlord by the Tenant at the following address:- Admin Department, City Rooms, 1st Floor, 3-5 Globe Road, London E1 4DT
- 9.2 The Landlord must serve any notices (including notices in proceedings) on the Tenant. The Tenant accepts service by way of email to the Tenant's email address which is used to sign this Agreement. The Tenant will ensure that they notify the Landlord immediately if they change the email address.

## 10 Reimbursement of Electricity, gas (sometimes Heat) bills

- 10.1 For electricity, gas (or heat) bills, the account will be registered under the Landlord's name. The Landlord will arrange bill payment to ensure constant supply.
- 10.2 The Landlord will arrange their contractors or cleaners to obtain meter readings regularly. However, the Tenant agrees to obtain meter reading when requested by the Landlord.
- 10.3 The Tenant agrees to pay xxxx % as their share for all electricity, gas and heat bills produced for the whole property. This percentage has considered total number of rooms, maximum number of people allowed in each room etc. By signing this agreement, the Tenant has understood and accepted the percentage specified as their share. As soon as the bills are produced, the Landlord will arrange payment to energy suppliers. At the meantime, the Landlord will inform the Tenant how much they should pay according the agreed share (percentage). The Tenants agree to make the payment to the Landlord immediately.
- 10.4 If the Property currently has a prepaid electricity or gas meter, the Tenants in the property has equal shared responsibility for crediting the prepaid meter to ensure uninterrupted supply. The Tenants will split the top up credit themselves. We are in the process to switch the supply to credit meters and once it has been successfully switched, above clause 10.1, 10.2 and 10.3 will apply.

## 11 Tenancy Deposit Protection Prescribed Information

- 11.1 The contact details for this scheme are as follows:

Name: MyDeposits is administered by HFIS plc, trading as Hamilton Fraser

Address: 1st Floor

Premiere House

Elstree Way

Borehamwood

WD6 1JH

Telephone number: 0333 321 9401

Email Address: [info@mydeposits.co.uk](mailto:info@mydeposits.co.uk)

Fax Number: 08456 343403

- 11.2 The scheme supply a leaflet for tenants and the information in that leaflet is provided with this tenancy. Please see [www.mydeposits.co.uk](http://www.mydeposits.co.uk) for further information provided by the scheme.
- 11.3 The Deposit will only be repaid at the end of the tenancy when the conditions in clause 3.7 and sub-clauses of the tenancy agreement have been completed and the Landlord and Tenant have agreed, or a dispute has been adjudicated by the alternative dispute resolution service, or on the order of a court.
- 11.4 If either party is not contactable at the end of the tenancy then the other party should seek advice from the deposit scheme provider at the above contact details.
- 11.5 If the Landlord and Tenant do not agree with each other about the amount of the Deposit refund at the end of the tenancy they may either apply to the scheme for the free alternative dispute resolution service or seek a county court order for a judgement on their claim.
- 11.6 The scheme offers free dispute resolution for deposits they cover. Please see their web site for details of how and when to apply.
- 11.7 The Deposit value is as per clause 3.1.
- 11.8 The address of the Property is as per first page of this Tenancy Agreement, Property section.
- 11.9 The contact details of the Landlord are [info@cityrooms.com](mailto:info@cityrooms.com), City Rooms, 1st floor, 3-5 Globe Road, London E1 4DT
- 11.10 The contact details of the Tenant are as per first page of this Tenancy Agreement, Tenant section.
- 11.11 The reasons for possible deductions from the Deposit are listed in clause 3.9.
- 11.12 The Lead Tenant for this tenancy will be Miss xxxxx. The parties forming the Tenant declare that the Lead Tenant should represent all of them in any decisions regarding the Deposit and that the decision of the Lead Tenant will be binding on all the parties forming the Tenant in this tenancy agreement, subject to the rules of the scheme.

## 12 Housing Benefit

- 12.1 The Tenant agrees that the appropriate authority may discuss with the Landlord and the Landlord's Agent the details of any housing benefit, council tax or universal credit claims made at any time in relation to the renting of the Property.
- 12.2 If the Landlord or the Landlord's Agent so requires and the rules allow it, the Tenant consents to any benefit being paid directly to the Landlord's Agent.

- 12.3 The Tenant agrees to refund to the Landlord's Agent any benefit overpayment recovery which is sought from the Landlord or the Landlord's Agent in respect of this tenancy, either before or after the Tenant has vacated the Property, where this creates a shortfall in the money owed to the Landlord or the Landlord's Agent.

### 13 Guarantor

- 13.1 In consideration for the Landlord granting the Tenant a tenancy of the Property, the Guarantor agrees to pay the Landlord or Landlord's Agent for any reasonable losses suffered as a result of the Tenant failing to fulfil any of his obligations under this agreement or failing to pay Rents or other monies lawfully due.
- 13.2 The Guarantor agrees to pay, on demand and in full, any overdue Rent or other monies lawfully due under this agreement for the full Term and until vacant possession is given to the Landlord.
- 13.3 The Guarantor agrees to make payments lawfully due under clause 13.1 or 13.2 even after the Tenant has returned possession of the Property to the Landlord.

### 14 FLATSHARE Rules for Tenants

- 14.1 The Tenant(s) agree to keep communal area of the property clean all the time. If at inspection the property is found not maintained in clean condition, the Landlord has the right to send cleaners. Tenant(s) agrees to split the cost equally with other rooms.
- 14.2 The Tenants agree not to smoke or consume drugs within the property. At the event of the Tenant is reported consuming cigarette or drugs in the property, the Landlord will carry out immediate investigation. If verified, the Tenant agrees to move out the Property immediately and be liable for all of the rent before the Landlord finds the next Tenant plus costs in doing so. This is anti-social behaviour Tenants need respect their flatmates and the environment.
- 14.3 The Tenants agree not to consume alcohol excessively in the property. The tenant agrees that if they have continuous excessive drinking behaviour, they agree to move out the Property immediately and be liable for all of the rent before the Landlord finds the next Tenant plus costs in doing so.

### 15 JURISDICTION

This Agreement shall be governed by the law of England and Wales.

### 16 Miscellaneous

The Tenant agrees that his personal data will be processed by the Landlord in accordance with all data protection legislation. The Tenant also agrees that his personal data will be used in the normal course of the tenancy if the Landlord is required to provide the Tenant's details to contractors or any other supplier that is reasonably required to be instructed to perform a task to enable the parties to comply with the terms of this Agreement.

SIGNATURE OF TENANT

xxxxx

{{\_es\_:signer1:signature}}



the **HMO** specialist  
with a little **TLC**

**City Rooms**

First Floor, 3 Globe Road, London, E1 4DT

t: 020 7790 5577 e: [info@cityrooms.com](mailto:info@cityrooms.com)

w: [www.cityrooms.com](http://www.cityrooms.com)

SIGNATURE(S) OF  
LANDLORD(S)

{{\_es\_:signer2:signature}}

---