

Renters Right Act

WRITTEN STATEMENT OF TERMS

The Written Statement of Terms must be provided when a new tenancy is created on or after 1 May 2026 or if a verbal agreement was entered into before 1 May 2026.

This will need to be done before a tenancy agreement is signed or otherwise agreed. The information can be provided within a written tenancy agreement or given separately.

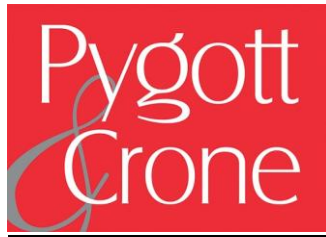
Landlord(s) name, including joint landlords	C/O Pygott and Crone Lettings Limited	
Tenant(s) name, all tenants must be listed, including joint tenants		
Property address let on the tenancy agreement		
Address in England or Wales where notices may be served on the landlord by the tenant	Pygott & Crone Lettings Ltd, 19 Southgate, Sleaford, NG34 7SU lettings@pygott-crone.com	
Tenancy start date – the date the tenant is first entitled to possession of the property		
Rent payable under the tenancy, rent amount and when it is due		
Rent amount	£	per month
Date rent due		

Does the rent include bills? If yes, explain which bills are covered.	Yes <input type="checkbox"/> (included in rent)		"X" if applicable
	Council Tax		
	Electricity		
	Gas		
	Other Fuel		
	Water		
	Sewerage		
	Energy efficiency improvements under Green Deal plan		
	Television Licence		
	Telephone (other than mobile phone)		
	Internet		
	Cable Television		
	Satellite Television		
Does the rent include bills? If no, and the tenant is required to make a separate payment to the landlord for bills (in addition to the rent), an explanation must outline which bills this separate payment will cover as well as how much is due and when it is due. (Details about bills that the tenant is required to make directly to the supplier do not need to be included.)	No <input type="checkbox"/> (not included in rent)		
	Separate payment	Date Due	Method of notification of payment to tenant
	(This area is currently blank for tenant input.)		
Tenancy Deposit, amount of deposit	£		
Tenant ending the tenancy	Tenants will be able to give two months' notice to end the tenancy at any point, unless tenants have agreed a shorter notice period with the landlord or letting agent.	Shorter notice period if agreed with landlord:	
Landlord ending the tenancy	To end a tenancy on or after 1 May 2026 landlords will need to give tenants a Section 8 notice of seeking possession. The notice will need to include what reasons (known as 'grounds') the landlord is using to end the tenancy.		

	<p>Landlords will need to give tenants the right notice period to leave the property.</p> <p>Landlords will only be able to end the tenancy by obtaining an order for possession and executing that order.</p>
<p>Giving prior notice</p>	<p>The following grounds require the landlord to provide details at the beginning of the tenancy that they may use them:</p> <ul style="list-style-type: none"> • 2ZA to 2ZD - where there is a superior lease • 4 - student occupation • 4A - properties rented to students for occupation by new students • 5 - ministers of religion • 5A - occupation by agricultural worker • 5B - occupation by person who meets employment requirements • 5C - end of employment by the landlord • 5D - end of employment requirements • 5E - occupation as supported accommodation • 5F - dwelling-house occupied as supported accommodation • 5G - tenancy granted for homelessness duty • 5H - occupation as 'stepping stone accommodation' • 18 - supported accommodation.
<p>Landlord ending the tenancy, students</p>	<p>Landlords are able to evict students using Ground 4A at the end of the academic year if all of the following apply:</p> <ul style="list-style-type: none"> • all the tenants were full time students when they signed the tenancy, or the landlord expected them to become students during the tenancy. • landlords are intending to let to students in the future. • the tenancy was signed less than 6 months before the date the tenants could move in. • the property is a house in multiple occupation (HMO) or is part of an HMO. • landlord gave the tenants written notice that they may evict them under ground 4A before they signed the tenancy. <p>landlord gave the tenants 4 months' notice of your intention to evict them - the notice period must end between 1 June and 30 September.</p>
<p>Pets</p>	<p>Tenants will need to ask the landlord in writing if they want to keep a pet. They'll need to include a description of the pet they wish to keep in their request.</p> <p>If a tenant requests to keep a pet, the landlord will not be able to refuse without a fair reason.</p>

	<p>Once a tenant has asked for a pet, landlords have 28 days to respond in writing.</p> <p>Landlords can ask for more information about the pet from the tenant if needed. Landlords will have seven days to respond to the tenant once they have given the landlord any additional information requested.</p>
Fitness for human habitation	<p>Under Section 9A of the Landlord and Tenant Act 1985, landlords must ensure rented property is:</p> <ul style="list-style-type: none"> • Fit for human habitation at the time the tenancy is granted or otherwise created or, if later, at the beginning of the term of the tenancy. <p>Will remain fit for human habitation during the term of the lease.</p>
Repairs	<p>Under Section 11 of the Landlord and Tenant Act 1985 the landlord must:</p> <ul style="list-style-type: none"> • Keep the structure and exterior of the property (including drains, gutters and external pipes) in repair. • Keep installations in the property for the supply of water, gas and electricity, and for sanitation (including basins, sinks, baths and sanitary conveniences) in repair and proper working order. <p>Keep installations in the property for space heating and heating water in repair and proper working order.</p>
Gas safety regulations (where the property has a relevant gas fitting).	<p>Under the Gas Safety (Installations and Use) Regulations 1998, the landlord must:</p> <ul style="list-style-type: none"> • Ensure gas fittings and any 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. <p>Ensure a record of that inspection is provided and a copy given to the tenant.</p>
Gas safety regulations (where the property has a relevant gas fitting).	<p>Under the Gas Safety (Installations and Use) Regulations 1998, the landlord must:</p> <ul style="list-style-type: none"> • Ensure gas fittings and any 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. <p>Ensure a record of that inspection is provided and a copy given to the tenant.</p>
Electrical safety standards	<p>Under the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020, landlords must:</p>

	<ul style="list-style-type: none"> • Ensure 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 a recent report) by a qualified person. <p>Obtain a report from that inspection/test (which covers the results and the date for the next inspection/test) and provide a copy to the tenant.</p>
<p>Disability Adaptions</p>	<p>Under Section 190 of the Equality Act 2010, landlords cannot unreasonably withhold consent to a tenant's request to make an improvement to the property where:</p> <ul style="list-style-type: none"> • A disabled person occupies or intends to occupy the property as their only or main home, and • The improvement is likely to facilitate the disabled person's enjoyment of the premises. <p>An improvement means an alteration in or addition to the property, and includes:</p> <ul style="list-style-type: none"> • an addition to or alteration in the landlord's fittings and fixtures • an addition or alteration connected with the provision of services to the premises • the erection of a wireless or television aerial • carrying out external decoration. <p>As defined in Section 6 of the Equality Act 2010, a 'disabled person' is a person who has a physical or mental impairment that has a substantial and long-term adverse effect on their ability to do normal day-to-day activities.</p>
<p>Supported Accommodation (If the tenancy has been granted for the purpose of supported accommodation, there must an explanation as why the tenant's occupation of the property meets the definition of supported accommodation.)</p>	



ASSURED PERIODIC TENANCY AGREEMENT
Housing Act 1988 tenancy as amended by the Renters' Rights Act 2025

(Deposit with The Dispute Service ("TDS") insured scheme)
Fully Managed

TENANT'S GUIDANCE NOTES

Welcome to the Assured Periodic Tenancy Agreement ("this Agreement") produced by Dutton Gregory Solicitors. It is an important document as it will govern your relationship both with the landlord of your new property and, where it applies, with the letting agent for the whole of the time that you are in residence.

You should read the document through carefully and raise any queries with the landlord or letting agent who gave you this Agreement.

Please be aware that you have the right to seek independent advice if you wish either from your solicitor or other advice agency before entering this Agreement.

As well as this Agreement, you may be asked to sign the Check-in or Inventory which will list the landlord's fixtures and fittings and the other items which the landlord provides for your use during this Agreement, and details the condition of those items at the start of your occupation of the property. You will also be given copies of the following documents, receipt of which you acknowledge on the final page of this Agreement.

- An Electrical Installation Condition Report
- An Energy Performance Certificate
- A current Gas Safety Certificate, if there is a gas supply
- Details of the scheme with which your deposit will be registered including details as to how you will recover your deposit on your departure, if a deposit is taken
- A check list of the key deposit registration information generally described as "Prescribed Information" if a deposit is taken
- Fees to Tenants information sheet produced by the letting agent if there is one
- A written Statement of Terms setting out required information about this Agreement and the key rights and responsibilities of both you and the Landlord

If any of these documents are missing when you come to sign this Agreement, please speak with the landlord or the letting agent as these documents are important.

SUMMARY OF AGREEMENT

Landlord(s):

Tenant(s):

Guarantor(s)

Permitted Occupier(s):

Premises:

Tenancy type: Continuing Assured Periodic Tenancy from Commencement Date until ended in accordance with this Agreement

Rent: £

Rental Period: Monthly

Rent Due Date:

Initial Rent Payment: £

Commencement Date:

Deposit: £

DEFINITIONS

References to "the Premises" include reference to any part or parts of the Premises and the curtilage which includes but is not limited to the garden, garage and parking space (if applicable).

References to "Agreement" or "this Agreement" or "the Agreement" are to this tenancy agreement.

References to the "Fixtures and Fittings" means all items contained in the Inventory and signed on behalf of the parties at the commencement of this Agreement or any items replacing them, including reference to any of the fixtures, fittings, furnishings or effects, floor, ceiling and wall coverings.

References in this Agreement to "water charges" include references to sewerage and environmental service charges.

"the Initial Rent Payment" means the only payment payable legally in advance of the Commencement Date of this Agreement. It will be equal to the stated Rent, less the Holding Deposit if the Tenant paid one and is expressly stated as being deductible from this Payment.

"the Deposit" means any single amount of money paid by the Tenant or a third party to the Landlord or to the Agent under this Agreement as security against the performance of the Tenant's obligations under this Agreement, the discharge of any liabilities including those monies properly due and payable by the Tenant to the Agent, any damage to the Premises and/or non-payment of Rent during this Agreement. It can be sought in advance of the Commencement Date and is often paid on signing the Agreement.

"the Deposit Holder" as mentioned in the Prescribed Information pages attached to this Agreement is the person, firm, or company who holds the Deposit under, and is a member of The Dispute Service ("TDS"); one of the organisations approved by the government and authorised to register Deposits under the Housing Act 2004.

Where the Deposit is held as "Stakeholder" no deductions can be made from the Deposit without consent, preferably in writing, from both parties, or from the court, or an adjudication decision from TDS.

"Relevant Persons" mentioned in the Prescribed Information pages attached to this Agreement means any other person or company paying the Deposit on behalf of the Tenant eg: a local authority, parent, or Guarantor. Relevant persons will be given details of the scheme with which the deposit will be registered.

The expression "Landlord" shall include anyone lawfully entitled to the Premises upon the termination of this Agreement.

"The Landlord's Agent" or "the Agent" means Pygott & Crone of Pygott & Crone 19 Southgate, Sleaford NG34 7SU.

"Insurable Risks" means fire, storm, tempest and such other perils that are included in the Landlord's insurance policy if affected.

"The Check-In Inventory and Schedule of Condition" or "Inventory" means the document drawn up prior to the commencement of this Agreement by the Landlord, the Landlord's Agent or an inventory clerk listing the Fixtures and Fittings and white goods where applicable for use by the Tenant during the Agreement and the condition of these and the Premises generally.

"The Tenant" includes anyone to whom this Agreement has been lawfully transferred.

"Permitted Occupier", if used in this Agreement, includes any person who is licensed by the Landlord to reside at the Premises and who will be bound by all the terms of this Agreement apart from the payment of Rent.

Where the Tenant is more than one person the Tenant's covenants are joint and several. The expression "joint and several" means that jointly the individual persons named as comprising "the Tenant" are responsible for the payment of **all** Rent and **all** liabilities falling upon the Tenant during this Agreement or any extension of it.

Individually each person named as comprising "the Tenant" is also responsible for payment of **all** Rent and **all** liabilities falling upon the Tenant as well as any breach of this Agreement.

Any reference to any Act of Parliament includes a reference to amended or replacement legislation and to subordinate legislation made under such Acts of Parliament.

"TDS" means The Dispute Service as detailed in the Prescribed Information attached to this Agreement.

"ICE" is an "Independent Case Examiner" of The Dispute Service Limited.

"appropriate tribunal" is likely to be, but not limited to, the First-tier Property Tribunal

"pet" or "pets" means an animal kept by a person mainly for personal interest, companionship, ornamental purposes, or a combination of these as set out in section 45(1) of the Housing Act 1988 as amended.

"business day" means a day other than a Saturday, Sunday, or Public Holiday, on which clearing banks are open for non-automated commercial business in the City of London.

The masculine gender includes the feminine gender and any reference to the singular includes a reference to the plural and vice versa.

ASSURED PERIODIC TENANCY AGREEMENT

THIS AGREEMENT is made the of

BETWEEN:

“The Landlord”; and

“The Tenant”; and

IT IS AGREED as follows: -

1. The Landlord lets to the Tenant the residential premises known as: ("the Premises").
2. This Agreement shall be from and including the "the Commencement Date") and continues from the end of the first rental period from month to month until terminated by either party serving a notice on the other in accordance with this Agreement.
3. The Tenant shall pay to the Landlord's Agent Pygott & Crone by way of Rent the amount of £ per calendar month by Bank Standing Order to:

Account Name	Pygott & Crone Lettings Ltd
Account Number	74594583
Sort Code	01-67-14

exclusive of Council Tax and Utilities detailed in Clause 7.9.2 below [and exclusive of water charges] payable in advance on the day of each month.

The Initial Rent Payment shall be made by the Tenant after the parties have signed and entered this Agreement on the Commencement Date and then on the Rent Due Date for as long as this Agreement continues.

The holding deposit of £ will be deducted from the Initial Rent Payment leaving a balance payable of £XXXX.XX. Upon signing this agreement payment of the balance due will be required before the

Commencement Date.

4. This Agreement is intended to create an Assured Periodic Tenancy as defined by Section 4A of the Housing Act 1988 as amended and shall take effect subject to the provisions for recovery of possession provided for by virtue of Section 8 of that Act as amended.
 - 4.1 A written Statement of Terms is provided to the Tenant in accordance with The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026. The written Statement of Terms is not part of this Agreement. See Schedule 1 for details.
 - 4.2 The Landlord gives notice to the Tenant and the Tenant acknowledges that the Landlord may, where applicable, seek possession of the Premises under Ground 4A of Schedule 2 to the Housing Act 1988 as amended, or any other Ground requiring prior notice, being Grounds 2ZA to 2ZD, 4, 5, 5A to 5H inclusive, and 18.
5. Where this Agreement shall include the Landlord's fixtures and fittings ("the Fixtures and Fittings") in the Premises this includes, amongst other things, all matters specified in the Inventory and Schedule of Condition ("the Check-In Inventory and Schedule of Condition").
6. **Deposit**
 - 6.1 The sum of £ shall be paid by the Tenant to the Landlord/Landlord's Agent upon the signing of this Agreement by way of security deposit ("the Deposit").

OR DELETE AS APPLICABLE
 - 6.1 The sum of £ shall be paid by **[INSERT name and address of deposit payer if not Tenant]** "The Relevant Person" to the Landlord's Agent upon the signing of this Agreement by way of a security deposit ("the Deposit").
 - 6.2 Upon the Tenant vacating the Premises and after deduction of all agreed or authorised deductions, the balance of the Deposit shall be refunded to **["the Tenant"] ["the Relevant Person"]**.
 - 6.2.1 The Deposit will be registered with The Dispute Service ("TDS") Insured Scheme whose details can be found below.
 - 6.2.2 The Deposit shall be held by the Landlord's Agent as stakeholder for the duration of this Agreement. This means that the Deposit will be retained by the Landlord's Agent until it is lawfully due to be returned or applied in accordance with the terms of this Agreement and any agreed deductions.
 - 6.3 The Landlord's Agent will register the Deposit within thirty days of receipt and give to the Tenant and to any Relevant Person a copy of the Prescribed Information, including the TDS Insured scheme leaflet also within thirty days of receipt of the Deposit.
 - 6.4 Where the Tenant comprises more than one individual all named individuals comprising "the Tenant" agree to nominate Ms Emma-Jane Sheila Hartley as the Lead Tenant for the purpose of managing the return of the Deposit.
 - 6.5 The Deposit has been taken for the following purposes: -
 - 6.5.1 Any damage, or compensation for damage, to the Premises, its fixtures and fittings, or for missing items for which the Tenant may be liable, subject to an apportionment or allowance for fair wear and tear, the age and condition of each, and any such item at

the commencement of this Agreement, insured risks and repairs that are the responsibility of the Landlord.

- 6.5.2 The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any major breach by the Tenant of the Tenant's obligations under this Agreement, including those relating to the cleaning of the Premises and the Fixtures and Fittings, and contents.
- 6.5.3 Any unpaid accounts for utilities or water charges or environmental services or other similar services or Council Tax incurred at the Premises for which the Tenant is liable.
- 6.5.4 Any Rent or other money due or payable by the Tenant under this Agreement of which the Tenant has been made aware and which remains unpaid after the end of this Agreement including any monies properly due and payable by the Tenant to the Landlord's Agent where it applies.

6.6 Protection of the Deposit

The Deposit is safeguarded by registration with:

The Dispute Service Ltd
West Wing, First Floor
Maylands Building
200 Maylands Avenue
Hemel Hempstead
HP2 7TG

Phone: 0300 037 1001

Email: deposits@tenancydepositscheme.com

Online: TDS can be emailed through the Contact TDS page at www.tenancydepositscheme.com/contact-us

6.7 At the End of this Agreement

- 6.7.1 The Landlord or Landlord's Agent must tell the Tenant within 10 working days of the end of this Agreement if they propose to make any deductions from the Deposit.
- 6.7.2 If there is no dispute between the parties, the Landlord's Agent shall arrange for the Deposit or any agreed balance of it to be returned to the Tenant or otherwise allocated in accordance with the parties' agreement, in line with the rules of the TDS Insured Scheme. In the event of a dispute, the Deposit shall continue to be held by the Landlord's Agent as stakeholder until the dispute is resolved, and any undisputed amount shall be returned promptly. Any delay arising from compliance with the procedures or requirements of the TDS Insured Scheme shall not be regarded as a fault of either party.
- 6.7.3 The Tenant should inform the Landlord or the Landlord's Agent in writing if the Tenant intends to dispute any of the deductions required by the Landlord or the Landlord's Agent from the Deposit within 10 working days of the Landlord or the Landlord's Agent having complied with the requirements of Clause 6.5, above. The Independent Case Examiner ("ICE") may regard failure to comply with the time limit as a breach of the rules of the TDS and if the ICE is later asked to resolve any dispute may refuse to adjudicate in the matter.
- 6.7.4 In the event of multiple individuals comprising "the Tenant", each of them agrees with

the other(s) that the appointed Lead Tenant may consent on behalf of all the others to use alternative dispute resolution through TDS to deal with any dispute about the Deposit at the end of this Agreement.

- 6.7.5 If, after 10 working days following notification of a dispute to the Landlord or the Landlord's Agent and reasonable attempts having been made in that time to resolve any differences of opinion, there remains an unresolved dispute between the Landlord and the Tenant over the allocation of the Deposit the dispute will be submitted to the ICE for adjudication. All parties agree to co-operate with the adjudication process. The statutory rights of the Landlord and the Tenant to take legal action through the County Court remain unaffected by this Clause.
- 6.8 If there is a change of Landlord during this Agreement, the Tenant shall consent to the transfer of the amount of the Deposit (or the balance of it) to the purchaser or transferee of the Premises at which point the Landlord shall be released from any further claim or liability in respect of the Deposit or any part of it, recognising that the Deposit is held and will continue to be held by the TDS.
- 6.9 The Landlord shall not be obliged to refund the Deposit or any part of the Deposit on any change in the person or persons who for the time being comprise "the Tenant".
- 6.10 Where more than one person is comprised for the time being in the expression "the Tenant" the Deposit may be repaid to the Lead Tenant, and this repayment shall discharge the Landlord from any further liability in respect of the amount so repaid.
- 6.11 Any goods or personal effects belonging to the Tenant or members of the Tenant's household which shall not have been removed from the Premises within 14 days after the expiry or sooner termination of this Agreement shall be deemed to have been abandoned, provided that the Landlord shall have used his reasonable endeavours to give written notice of the same to the Tenant. In such circumstances the Landlord shall be entitled to dispose of such abandoned goods or personal effects as the Landlord shall see fit. The Tenant shall indemnify the Landlord for any reasonable costs and expenses that may be incurred by the Landlord arising from the removal, storage or sale of such items.
- 6.12 The Tenant shall pay by way of damages to the Landlord any additional expenses which the Landlord shall have reasonably incurred in checking the Check-In Inventory and Schedule of Condition if the same could not reasonably be finalised until any goods or personal effects belonging to the Tenant had been removed from the Premises.

7 THE TENANT AGREES WITH THE LANDLORD as follows: -

7.1 Rent

- 7.1.1 To pay the Rent according to the terms of this Agreement whether formally demanded or not in accordance with Clause 3 above.
- 7.1.2 The Tenant shall pay to the Landlord interest at the rate of 3% per annum above the Bank of England's base rate from time to time on any Rent or any other money payable under this Agreement remaining unpaid for more than 14 days after the day on which it became payable.

7.2 Conditions of Premises, Repair and Cleaning

- 7.2.1 To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the duration of the Agreement (excepting only those installations which the Landlord is liable to repair under Section 11 of the Landlord and Tenant Act 1985) and also to keep the interior of the Premises in good decorative order

and condition throughout the duration of the Agreement (damage by fire excepted unless the same shall result from any act or omission on the part of the Tenant or any person residing or sleeping in or visiting the Premises).

- 7.2.2 To use the Premises in a tenant-like manner and to take reasonable care of the Premises including any Fixtures and Fittings and to keep the Premises and any Fixtures and Fittings in a clean and tidy condition throughout the duration of the Agreement. To deliver up the Premises with vacant possession and the Fixtures and Fittings at the determination of the Agreement in the same condition and order as at the Commencement Date and in accordance with the Tenant's obligations and to deliver all keys to the Premises to the Landlord/Landlord's Agent.
- 7.2.3 To make good all damages, breakages, and losses to the Premises and its contents that may occur during the Agreement caused by the act or omission of the Tenant or any person who is residing or sleeping in or visiting the Premises (except for fair wear and tear).
- 7.2.4 To keep all electric lights in good working order and to replace all fuses, bulbs and fluorescent tubes as and when necessary.
- 7.2.5 To replace all broken glass in the Premises promptly with the same quality glass, where the Tenant or any person who is residing or sleeping in or visiting the Premises causes the breakage.
- 7.2.6 To notify the Landlord promptly, and preferably in writing, as soon as any repairs and other matters falling within the Landlord's obligations to repair the Premises or the Fixtures and Fittings come to the notice of the Tenant.
- 7.2.7 Upon the Landlord or the Landlord's Agent giving the Tenant written notice requiring the Tenant to carry out any repairs or other works for which the Tenant is responsible under this Agreement, to carry out the same within a reasonable time.
- 7.2.8 To keep the inside and outside of the windows of the Premises clean where it is safe to do so.
- 7.2.9 To wash and clean all items that may have become soiled during the duration of the Agreement.
- 7.2.10 To ensure that all chimneys and flues in the Premises are kept free from obstruction and to notify the Landlord/Landlord's Agent immediately if they become blocked. The Landlord will arrange for a contractor to attend the Premises to carry out an annual sweep (more frequently if required) of all used chimneys, and you should allow access for these to take place.
- 7.2.11 To only use fuel suitable for the appliance or open fire. Failure to do so may cause damage or inefficient running of the appliance, which could lead to safety issues. The Tenant should not burn any plastics, food, animal waste, recyclable material or painted or treated wood.
- 7.2.12 To take all appropriate precautions to ensure adequate ventilation to the Premises.
- 7.2.13 [If Applicable] to pay for the emptying of the septic tank or cess pit for the duration of the Agreement and at the end of the Agreement provided it has been emptied prior to the start of the Agreement and proof has been provided by a copy of an invoice from the service provider.
- 7.2.14 [If applicable] to pay to have the oil tanks filled for the duration of the Agreement and at the end of the Agreement provided they were all filled at the Commencement Date of

the Agreement and proof has been provided by a copy of an invoice from the service provider.

7.2.15 [If applicable] to leave the oil tank filled to the same level at the end of the Agreement as at the Commencement Date.

7.2.16 [If applicable] to pay to have the oil system and boiler bled if the Tenant allows the oil supply to run out.

7.2.17 To clean and disinfect all showerheads in the Premises every 6 months.

7.3 Access and Inspection

7.3.1 To permit the Landlord, or any superior Landlord, or the Landlord's Agent or contractors or those authorised by the Landlord, upon giving at least 24 hours' notice in writing (except in an emergency) to enter the Premises at all reasonable times for the purpose of inspection and repair, to include inspection and repair to any adjoining or neighbouring premises.

7.3.2 To permit the Premises to be viewed during the notice period given by the Tenant to terminate the Agreement or during the last two months of a Section 8 Notice served by the Landlord using Ground 1A (intention to sell) at all reasonable times upon previous appointment during normal working hours made by any person who is or is acting on behalf of a prospective purchaser or individual comprising the Tenant of the Premises who is authorised by the Landlord or the Landlord's Agent to view the Premises and to erect "For Sale" or "To Let" boards at their discretion.

7.3.3 To indemnify the Landlord for any loss incurred by the Landlord because of the Tenant failing to keep a previously agreed appointment with any third party at the Premises.

7.4 Insurance

7.4.1 Not to do anything which might cause the Landlord's policy of insurance on the Premises or on the Fixtures and Fittings, to become void or voidable or causes the rate of premium on any such policy to be increased. The Tenant will indemnify the Landlord for any loss incurred by the Landlord because of the Tenant's breach of this provision. The Tenant's belongings within the Premises are his and are not covered by any insurance policy maintained by the Landlord.

7.4.2 The Tenant will promptly notify the Landlord or the Landlord's Agent of any defect to the Premises, for example in the event of loss or damage by fire, theft or other causes (whether or not caused by the act, default or neglect of the Tenant) of which he becomes aware.

7.4.3 The Tenant is strongly advised to take out insurance with a reputable insurer for the Tenant's possessions as such possessions will not be covered by any insurance effected by the Landlord.

7.5 Assignment

7.5.1 Not to assign, underlet (or) part with or share the possession of the Premises and not to permit any persons other than the person(s) named as the Tenant or any other person approved of in writing by the Landlord to occupy or reside in the Premises without the Landlord's written consent, such consent not to be unreasonably withheld. Not to take in lodgers or paying guests without the Landlord's written consent, such consent not to be unreasonably withheld. Where such consent is given the Tenant will pay the Agent a fee to amend this Agreement in accordance with the Agent's published scale of fees.

7.6 Illegal, Immoral Usage

7.6.1 Not to use the Premises for any illegal, immoral or improper use.

7.6.2 Not to use or consume in or about the Premises during the continuance of this Agreement any drugs mentioned in the Misuse of Drugs Act 1971 or any other controlled substances, the use of which may from this time on be prohibited or restricted by statute.

7.7 Inflammable Substances and Equipment

7.7.1 Not to keep any dangerous or inflammable goods, materials, or substances in or on the Premises apart from those required for general household use.

7.8 Nuisance and Noise

7.8.1 Not to use the Premises or allow others to use the Premises in a way which causes a nuisance, annoyance, or damage to neighbouring, adjoining or adjacent Premises, or to the owners or occupiers of them. This includes any nuisance caused by noise.

7.9 Utilities

7.9.1 Not to tamper or interfere with or alter or add to the gas, water or electrical installations or meters in or serving the Premises.

7.9.2 To pay all charges in respect of gas, water and electricity consumed on the Premises or for the supply of internet services and all charges in respect of any telephone installed on the Premises and the television licence fee as they fall due and notified to the Tenant by each of the providers. Charges falling due partly during and partly before or after the Agreement will be apportioned.

7.9.3 To notify each supplier of gas, electricity, water, telephone and internet services immediately that the Agreement has commenced by completing an application for a supply to the Premises in the name of the Tenant and not in the name of the Landlord.

7.9.4 The Tenant shall not have a key meter installed at the Premises or any other meter which is operational by the insertion of coins or a pre-paid card or key not without the Landlord's prior written consent, such consent not to be unreasonably withheld. If the Tenant changes the supplier of the utilities, then the Tenant must provide the name and address of the new supplier to the Landlord or Agent immediately and ensure that the account is returned to the original supplier at the termination of the Agreement. To indemnify the Landlord for any costs reasonably incurred by the Landlord in reinstating the facilities for the supply of utilities commensurate with the facilities that exist as at today's date.

7.9.5 In the event of any supply of water, gas, electricity, telephone or internet services to the Premises being disconnected in consequence of the non-payment by the Tenant of the whole or any part of the charge relating to the same or as a result of any other act or omission on the part of the Tenant, then the Tenant shall indemnify the Landlord for any costs reasonably incurred in reconnecting or resuming those services.

7.9.6 Not to change the telephone number at the Premises without the prior written consent of the Landlord, such consent not to be unreasonably withheld, or to procure the transfer of the telephone number to any other address.

7.10 Pets – Right to Request Consent to Keep a Pet

- 7.10.1 Unless the Premises were advertised as being unsuitable for pets and/or there is a legal reason for pets not to be kept at the Premises which the Tenant has knowledge of, the Tenant has the right to keep a pet at the Premises, provided the Tenant asks in accordance with the provisions of sections 16A and 16B of the Housing Act 1988 as amended, as set out below.
- 7.10.2 When this Agreement has commenced, the Tenant will put any request for consent to keep a pet in writing to the Landlord to include a description of the pet for which consent is sought.
- 7.10.3 The Landlord is to give or refuse consent in writing on or before the 28th day after the date of the request, unless there are exceptions as listed in 7.10.4 to 7.10.6 below.
- 7.10.4 Where the Landlord reasonably requests further information from the Tenant about the pet on or before the 28th day after the date of the Tenant's request: -
- (a) If the Tenant provides that information, the Landlord may delay giving or refusing consent until the 7th day after the date on which the Tenant provides any further information that the Landlord requests.
 - (b) If the Tenant does not provide that information, the Landlord is not required to give or refuse consent.
- 7.10.5 Where
- (a) The keeping of the pet at the Premises would require the Landlord to obtain the consent of a superior landlord under the terms of a superior tenancy, and
 - (b) The Landlord seeks the consent of the superior landlord on or before the 28th day after the Tenant's request.
The Landlord may delay giving or refusing consent until the 7th day after the date on which the Landlord receives consent or refusal from the superior Landlord.
- 7.10.6 Where the Landlord and the Tenant agree that the Landlord may delay giving or refusing consent, the Landlord may delay until whatever date is agreed between the Landlord and the Tenant.
- 7.10.7 Where more than one of Clauses 7.10.4 to 7.10.6 inclusive apply, the Landlord may delay until the latest date to which the Landlord may delay giving or refusing consent under any of the subsections.
- 7.10.8 The Landlord's consent shall not be unreasonably refused. The circumstances in which it is reasonable for the Landlord to refuse consent include those in which –
- (a) The pet being kept at the Premises would cause the Landlord to be in breach of an agreement with a superior landlord.
 - (b) An agreement between the Landlord and a superior landlord prohibits the keeping of a pet at the Premises without consent of the superior landlord, and the Landlord has taken reasonable steps to obtain that consent, but the superior landlord has not given it.
- 7.10.9 The Tenant keeps a pet at the Premises if the Tenant permits the pet to live at the

Premises whether or not the Tenant is the owner of the pet.

7.10.10 Where such consent is given in accordance with Clause 7.10 the Tenant will pay to the Agent a fee to amend this Agreement in accordance with the Agent's published scale of fees.

7.10.11 The Tenant may wish to consider obtaining insurance with a reputable insurer for the Tenant's pet and any damage that it may cause during this Agreement, but it is not required to do so.

7.11 Usage

7.11.1 To use the Premises for the purpose of a private residence only in the occupation of the Tenant and not for business purposes.

7.12 Locks

7.12.1 Not to install or change any locks in the Premises and not to procure the cutting of additional keys for the locks previously installed without the Landlord's prior written consent, such consent not to be unreasonably withheld.

7.12.2 If, in breach of this Agreement, any additional keys are made the Tenant shall provide these to the Landlord together with all remaining original keys at the expiration or sooner termination of the Agreement and in the event that any keys have been lost, pay to the Landlord his reasonable costs incurred or pay to the Agent such charges as set out in the Agent's published scale of fees.

7.12.3 Where due to any act or default by the Tenant it is reasonable for the Landlord to replace or change the locks in the Premises, the Tenant shall indemnify the Landlord or any reasonable costs that may be incurred.

7.13 Fixtures and Fittings

7.13.1 Not to remove any of the Fixtures and Fittings from the Premises to store the same in the loft, basement or garage (if any) without obtaining the Landlord's prior written consent, such consent not to be unreasonably withheld, and then to ensure that any such items are stored safely and upon vacating the Premises, to leave the same in the places in which they were on the Commencement Date.

7.13.2 Not to remove the Fixtures and Fittings as specified in the Inventory and Schedule of Condition or any part of them or any substitute Fixtures and Fittings from the Premises and not to bring onto the Premises the Tenant's own equipment or effects without the prior written consent of the Landlord, such consent not to be unreasonably withheld.

7.14 Alterations and Redecoration

7.14.1 Not to decorate or to make any alterations in or additions to the Premises and not to cut, maim, puncture or injure any of the walls, partitions or timbers of the Premises without the Landlord's prior written consent, such consent not to be unreasonably withheld. Where such consent is given the Tenant will pay to the Agent a fee to amend this Agreement in accordance with the Agent's published scale of fees.

7.14.2 Not to permit any waste, spoil or destruction to the Premises.

7.15 Empty Premises

7.15.1 Before leaving the Premises vacant for any continuous period of 28 days or more during the Term, to provide the Landlord or the Landlord's Agent with reasonable notice

and to take reasonable precautions to prevent freezing.

7.15.2 To always ensure that when the Premises are vacant, all external doors and windows are properly locked or are otherwise properly secured and that any alarm is activated and that any control number is not changed without the consent of the Landlord, such consent not to be unreasonably withheld.

7.15.3 If the Premises are vacant for a period of over two weeks, the Tenant should allow the water to run from all outlets in the Premises for one minute before consuming or otherwise using the water.

7.16 Drains

7.16.1 Not to overload, block up or damage any of the drains, pipes, wires, cables or any apparatus or installation relating to the services serving the Premises.

7.16.1 Not to permit oil, grease or other harmful or corrosive substances to enter any of the sanitary appliances or drains within the Premises.

7.16.2 To clear any stoppages or blockages when any occur in any of the drains, gutters, downpipes, sinks, toilets or waste pipes and ventilation ducts which serve the Premises, if they are caused because of the Tenant's negligence and/or misuse.

7.17 Affixation of Items

7.17.1 Not to place or exhibit any aerial, satellite dish, notice, advertisement, sign or board on the exterior of the Premises or in the interior of the same without first obtaining the Landlord's written consent, such consent not to be unreasonably withheld, and where such consent is granted, to meet all costs of installation, removal and thereafter make good any resultant damage.

7.17.2 Not to affix any items to the walls of the Premises either internally or externally using glue, nails, picture hooks or sticky tape without the Landlord's prior written consent, such consent not to be unreasonably withheld.

7.18 Washing

7.18.1 Not to hang any washing, clothes or other articles outside the Premises or otherwise than in such place as the Landlord may designate or permit and not to hang or place wet or damp articles of washing upon any item or room heater.

7.19 Costs and Charges

7.19.1 To protect the Landlord from loss arising from a claim that may be brought against the Tenant because of a breach by the Tenant of any covenant contained in this Agreement. Such loss shall be deemed to include any charges which the Landlord may reasonably incur in connection with proceedings in a court of law against the Tenant but without prejudice to the Tenant's right to have such costs assessed by the relevant court.

7.19.2 To indemnify the Landlord for any loss incurred by the Landlord or his Agent resulting from the dishonouring of any cheque issued by the Tenant or by a third party on the Tenant's behalf or for any loss arising from the cancellation or non-completion of a standing order payment by the Tenant or the Tenant's bankers.

7.20 Refuse

7.20.1 To remove all rubbish from the Premises and to place the same within the dustbin or receptacles provided and in the case of any dustbins to ensure that all rubbish is placed and kept inside a plastic bin liner before placing in such dustbin.

7.21 Smoking

7.21.1 Not to smoke or permit any guest or visitor to smoke tobacco or any other substance in the Premises, without the Landlord's prior written consent which shall not be unreasonably withheld.

7.22 Garden

7.22.1 To keep the garden in the same character, weed free and in good order and to cut the grass at reasonable intervals during the growing season.

7.23 Inventory and Check-Out

7.23.1 The Tenant shall indemnify the Landlord for any loss arising from the failure of the Tenant to keep a mutually agreed appointment to complete the check-out procedures at the termination or sooner ending of the Agreement which, for the avoidance of doubt, shall include indemnifying the Landlord for any costs incurred in arranging a second check-out appointment. If neither the Tenant nor his representative shall keep the second appointment any assessment made by the Landlord or the Landlord's Agent shall be final and binding on the Tenant. Should the Landlord or his Agent fail to attend such appointment the Tenant's reasonable costs incurred in attending the Premises will be met by the Landlord.

7.24 Notices

7.24.1 To promptly forward to the Landlord or his Agent any notice of a legal nature delivered to the Premises touching or affecting the Premises, its boundaries or neighbouring properties.

7.25 Headlease

7.25.1 If applicable to observe all the non-financial covenants on the part of the Landlord (as lessee under the headlease) as set out in the headlease of the Premises, a copy of which has been provided to the Tenant prior to the date of this Agreement.

7.26 Smoke Alarms

7.26.1 To keep all smoke alarms in good working order and to replace all batteries as and when necessary and to check the alarms monthly to ensure that they work.

7.26.2 The Tenant shall not burn any solid fuel in the Premises without the prior, written consent of the Landlord, such consent not to be unreasonably withheld.

7.27 Burglar Alarms

7.27.1 To set the burglar alarm at the Premises (if any) when the Premises are vacant and at night.

7.27.2 To notify the Landlord or the Agent of any new burglar alarm code immediately and to confirm that notification in writing.

7.27.3 To indemnify the Landlord for any costs that may be incurred by the Landlord arising from the misuse of the burglar alarm by the Tenant, his family or visitors.

7.28 Immigration Act

7.28.1 If the Tenant has a time limited Right to Rent in the United Kingdom as defined by the Immigration Act 2014, the Tenant shall, upon receipt of any communication touching or concerning their residency status in the United Kingdom from a relevant government department or body, advise the Landlord or Agent of this and shall provide to them upon request copies of any such written communication.

8 THE LANDLORD AGREES WITH THE TENANT as follows: -

8.1 Quiet Enjoyment

8.1.1 That the Tenant paying the Rent and performing and observing the obligations on the Tenant's part contained in this Agreement shall peaceably hold and enjoy the Premises for the duration of the Agreement without any unlawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.

8.2 Insurance

8.2.1 To insure the Premises and the Fixtures and Fittings specified in the Check-In Inventory and Schedule of Condition to their full value with a reputable insurance company normally covered by a householder's comprehensive policy.

8.3 Interest and Consents

8.3.1 That he is the sole/joint owner of the leasehold or freehold interest in the Premises and that all consents necessary to enable him to enter this Agreement (whether from superior landlords, mortgagees, insurers or others) have been obtained.

8.4 Repair

8.4.1 To keep in repair and proper working order all mechanical and electrical items including all washing machines, dishwashers and other similar mechanical or electrical appliances belonging to the Landlord as are included in the Check-In Inventory provided that this Agreement shall not be construed as requiring the Landlord to carry out any works for which the Tenant is liable by virtue of his duty to use the Premises and the equipment and effects in a tenant-like manner.

8.5 Disability Related Adaptations to the Premises

8.5.1 Where the Tenant or a lawful occupier of the Premises is disabled within the meaning of the Equality Act 2010 S6(2) the Tenant may seek the consent of the Landlord to make a disability-related improvement to the Premises within the meaning of Chapter 15 Part 13 at S190(9). This provides for where (1) a disabled person occupies or intends to occupy the Premises as their only or main home, and (2) the improvement is likely to facilitate the disabled person's enjoyment of the Premises having regard to their disability, and the fact that the rights and obligations conferred by Section 190 do not apply in so far as provision of a like nature is made by the Tenancy, then the Landlord may not unreasonably withhold consent but may place reasonable conditions on the consent. If the Landlord refuses consent such reasons must be set out for the refusal. It is for the Landlord to show that any refusal or condition is

reasonable in all circumstances.

8.6 Safety Regulations

- 8.6.1 The furniture and equipment within the Premises comply with the Furniture and Furnishings (Fire)(Safety) Regulations 1988 as amended by the Furniture and Furnishings (Fire) (Safety) (Amendment) Regulations 2025.
- 8.6.2 The Landlord is under an obligation to do the following in accordance with Regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 as amended (“the 1998 Regulations”):-
- 8.6.2.1 To ensure that there is maintained in a safe condition any relevant gas fittings and any relevant flue which serves a relevant gas fitting.
- 8.6.2.2 To ensure that each appliance and flue to which the duty in 8.6.2.1 extends is checked for safety:-
- a. by, or by an employee of, a member of a class of persons approved, at the time of the check, by Health and Safety Executive; and
 - b. at intervals to be determined in accordance with the 1998 Regulations; and
- 8.6.2.3 To ensure that a record in respect of any appliance or flue so checked is made and, subject to exceptions, that a copy of that record (Gas Safety Check Certificate) is given to the Tenant.
- 8.6.2.4 Clause 8.5.2 applies if there is a relevant gas fitting (within the meaning of Regulation 36(1) of the 1988 Regulations) installed or serving the Premises and that gas fitting is one to which the Regulations apply, as amended and a copy of the valid Gas Safety Check Certificate will be given to the Tenant at the commencement of this Agreement and thereafter on an annual basis.
- 8.6.3 The electrical appliances at the Premises comply with the Electrical Equipment (Safety) Regulations 2016, save for relevant equipment placed on the market prior to 8 December 2016 to which the Electrical Equipment (Safety) Regulations 1994 continue to apply.
- 8.6.4 The electrics at the Premises comply with Regulation 3 of the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020 and the Landlord is under an obligation to do the following:-
- 8.6.4.1 Ensure that relevant electrical safety standards are met during any period when the Premises are occupied under this Agreement.
- 8.6.4.2 Ensure that relevant electrical installations in the Premises are inspected and tested by a qualified person (within the meaning of the Regulations) at least every five years or: if required, by the most recent report referred to in Sub-Clause 8.5.4.3 below, earlier; and
- 8.6.4.3 To obtain a report from the person conducting that inspection and test, which gives the results of the inspection and test and the date by which the next inspection and test is required, and to supply a copy of that report to the Tenant.
- 8.6.5 The Premises are compliant with The Smoke and Carbon Monoxide Alarm (England)

Regulations 2015, as amended, at the Commencement Date of this Agreement.

8.6 Legionella

8.6.1 The Landlord is responsible for ensuring that the Premises are compliant with Health and Safety Executive form ACOP L8 'The Control of Legionella Bacteria in Water Systems' at the start of, and throughout, this Agreement. This is done via the Landlord properly undertaking a Legionella risk assessment and, if necessary, making any required changes to the water system of the Premises.

9 IT IS MUTUALLY AGREED as follows: -

9.1 Any agreement or obligation on the part of the Tenant (howsoever expressed) to do or not to do any act or thing shall also be construed as an obligation on the part of the Tenant not to permit or allow the same act on the part of any other person(s).

9.2 Rent Increases

9.2.1 The Landlord may only seek to increase the Rent as defined in this Agreement after the expiry of a full 52 weeks of this Agreement, to be effective no sooner than the first day of the 53rd week after the Commencement Date. After that, Rent increases are effective on the date that falls 52 weeks after the date on which the increased Rent took effect.

9.2.2 To increase the Rent, which must be a market rent for the Premises at the time of the increase, the Landlord must serve on the Tenant a Section 13 notice in the prescribed form in accordance with the Housing Act 1988 as amended proposing a new Rent to take effect at the beginning of a new period of this Agreement specified in the notice, being a period beginning not earlier than two months after the service of the notice.

9.2.3 Where a new Rent is proposed by the Landlord, upon service of the prescribed form to increase the Rent the Tenant may make an application to the appropriate tribunal for the purpose of challenging the new Rent proposed up to the day before the Rent increase is due to take effect, as stated in the notice served.

9.2.4 If challenged, the new Rent will be at the rate decided upon by the tribunal and effective from the date stated on the tribunal's decision, or as legislation sets out from time to time.

9.3 Repair

9.3.1 Sections 11-16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988) apply to this Agreement. These require the Landlord to keep in repair the structure and exterior of the Premises (including drains, gutters, and pipes) and keep in repair and proper working order the installations in the Premises for the supply of water, gas, electricity, sanitation, and for installations for space heating and water heating. The Landlord will not accept responsibility for charges incurred by the Tenant that are the Landlord's responsibility, except those incurred in the case of an emergency.

9.3.2 The Landlord shall take all reasonable steps to ensure that the Premises shall comply with Section 9A of the Landlord and Tenant Act 1985 relating to fitness for human habitation of dwellings in England with the Homes (Fitness for Human Habitation) Act 2018 at the start of and throughout this Agreement.

9.4 Insurable Risks

9.4.1 If the Premises are destroyed or rendered uninhabitable by fire or any other risk against

which the Landlord may have effected insurance, the Rent shall cease to be payable until the Premises are reinstated and rendered habitable unless the insurance monies are irrecoverable in whole or in part by reason of any act or omission on the part of the Tenant.

9.5 Reimbursement

9.5.1 Where the Landlord is entitled to do anything at the cost or expense of the Tenant and thereby incurs a loss, then the Tenant shall pay by way of damages the loss so suffered by the Landlord promptly when requested to do so failing which the Landlord may treat his loss as a deductible sum from the Deposit in accordance with Clause 6.5 above at the end of this Agreement.

9.6 Data Protection and Confidentiality

9.6.1 For details of how the Landlord and the Landlord's Agent will use the Tenant's data, please see the Agent's privacy policy which can be found here:

www.pygott-crone.com/privacy-policy/

9.7 Council Tax

9.7.1 The Tenant shall pay the Council Tax in respect of the Premises provided always that in the event of the Landlord paying such tax, whether under a legal obligation or otherwise, the Tenant shall repay the same to the Landlord upon demand or a fair and reasonable proportion of it.

9.8 Forfeiture

9.8.1 If at any time the Rent or any part of the Rent shall remain unpaid for 14 days after becoming payable (whether formally or legally demanded or not); or if any agreement or obligation on the Tenant's part shall not be performed or observed; or if the Tenant shall become bankrupt or enter into a Voluntary Arrangement with his Creditors; or if any of the grounds for possession set out in Schedule 2 to the Housing Act 1988 as amended apply, then the Landlord reserves the right at any time thereafter to re-enter the Premises and for this Agreement to be terminated. However, the Landlord must comply with his statutory obligations and may only seek to recover possession through a Court Order made in accordance with section 8 of the Housing Act 1988 as amended and the relevant possession procedures in force. The Landlord retains the right to take action against the Tenant in respect of any breach of the Tenant's agreements and obligations contained in this Agreement. The Landlord must use the prescribed form known as a Section 8 notice setting out the ground(s) relied upon whenever possession is required. The notice period to be given is determined by the ground(s) for possession that is / are used.

9.8.2 This Clause does not affect the Tenant's statutory rights, and the Landlord understands that without a Court Order, the Tenant has the right to remain in occupation unless the Tenant surrenders this Agreement voluntarily.

9.9 Interruptions to this Agreement

9.9.1 If the Premises are destroyed or made uninhabitable by fire or any other insured risk, Rent will cease to be payable until the Premises are reinstated; unless insurance monies are not recoverable because of any act or omission by the Tenant, his family, friends or visitors; or the insurer pays the costs of re-housing the Tenant.

9.9.2 If the Premises are not made habitable within one month, either party to this Agreement

may terminate this Agreement by giving immediate written notice to the other party.

9.10 Notices

- 9.10.1 The Landlord notifies the Tenant pursuant to Sections 47 and 48 of the Landlord and Tenant Act 1987 that the address at which notices (including notices in proceedings) may be served upon the Landlord is Pygott & Crone 19 Southgate, Sleaford NG34 7SU.
- 9.10.2 The provisions as to the service of notices in Section 196 of the Law of Property Act 1925 apply and any notices, or documents relating to the deposit protection scheme used in this Agreement, or any other documents related to this Agreement served on the Tenant shall be sufficiently served if sent by ordinary first class post to the Tenant at the Premises or the last known address of the Tenant or left addressed to the Tenant at the Premises. This Clause shall apply to any notices or documents authorised or required to be served under this Agreement or under any Act of Parliament relating to this Agreement. Any notice served under this Clause shall be deemed served on the second day after posting unless that is not a business day when it shall be deemed served on the next business day.
- 9.10.3 Service shall be deemed valid for all and any notices and documents relating to this Agreement if sent by email to the following email address provided by the Tenant at the start of this Agreement and which the Tenant has confirmed as being their own:

The Tenant may also serve any notices or documents relating to this Agreement by email to the following email address which the Landlord/Agent has confirmed as being their own:

lettings@pygott-crone.com

Both the Tenant and the Landlord/Agent confirm that there are no limitations to the recipient's agreement to accept service by such means as set out in Clause 4.2 of Practice Direction 6A of the Civil Procedure Rules.

If the email is sent on a business day before 16:30hrs then it shall be deemed served that day; or in any other case, the next business day after the day it was sent.

9.11 Statutory Notices to Terminate this Agreement

- 9.11.1 If the Landlord wishes to terminate this Agreement a section 8 notice in the prescribed form stating the Ground(s) on which the notice is based must be served giving the correct notice period as set out in the Housing Act 1988 as amended. In most circumstances, the Landlord can only bring an end to this Agreement by obtaining an Order of the Court for possession of the Property and the execution of that Order.
- 9.11.2 If the Tenant wishes to terminate this Agreement the Tenant may do so at any time from the Commencement Date of this Agreement. The notice, called a Notice to Quit in this Agreement, must be no less than 2 months in length to expire at the end of a rental period of this Agreement and must be in writing. Where the Tenant comprises more than one individual any one of those individuals can give effective Notice to Quit for the Tenant.
- 9.11.3 The Tenant upon paying Rent after giving notice shall be entitled to be repaid that part of the Rent that relates to days falling after the end of this Agreement being the date in the Tenant's notice. This does not affect any other entitlement to payment arising at the end of this Agreement.

9.11.4 In the case of a sole person being the Tenant provided the Landlord and Tenant agree the notice to quit may be withdrawn before the date on which it takes effect provided the withdrawal is agreed in writing. Where there is more than one individual comprising the Tenant, all individuals must agree with the Landlord in writing to withdraw such notice. The validity of the Notice to Quit given in either case detailed in this Clause is not affected.

9.12 Jurisdiction

9.12.1 This Agreement will be subject to the jurisdiction of the Court in England and Wales.

SAMPLE

9.13 Documentation

9.12.1 By signing this Agreement the Tenant acknowledges receipt of the documents listed in the Tenant's Guidance Notes attached to this Agreement.

SIGNED by the Landlord
[OR authorised Landlord's Agent]

}

}

}

Print Name

SIGNED by the Tenant

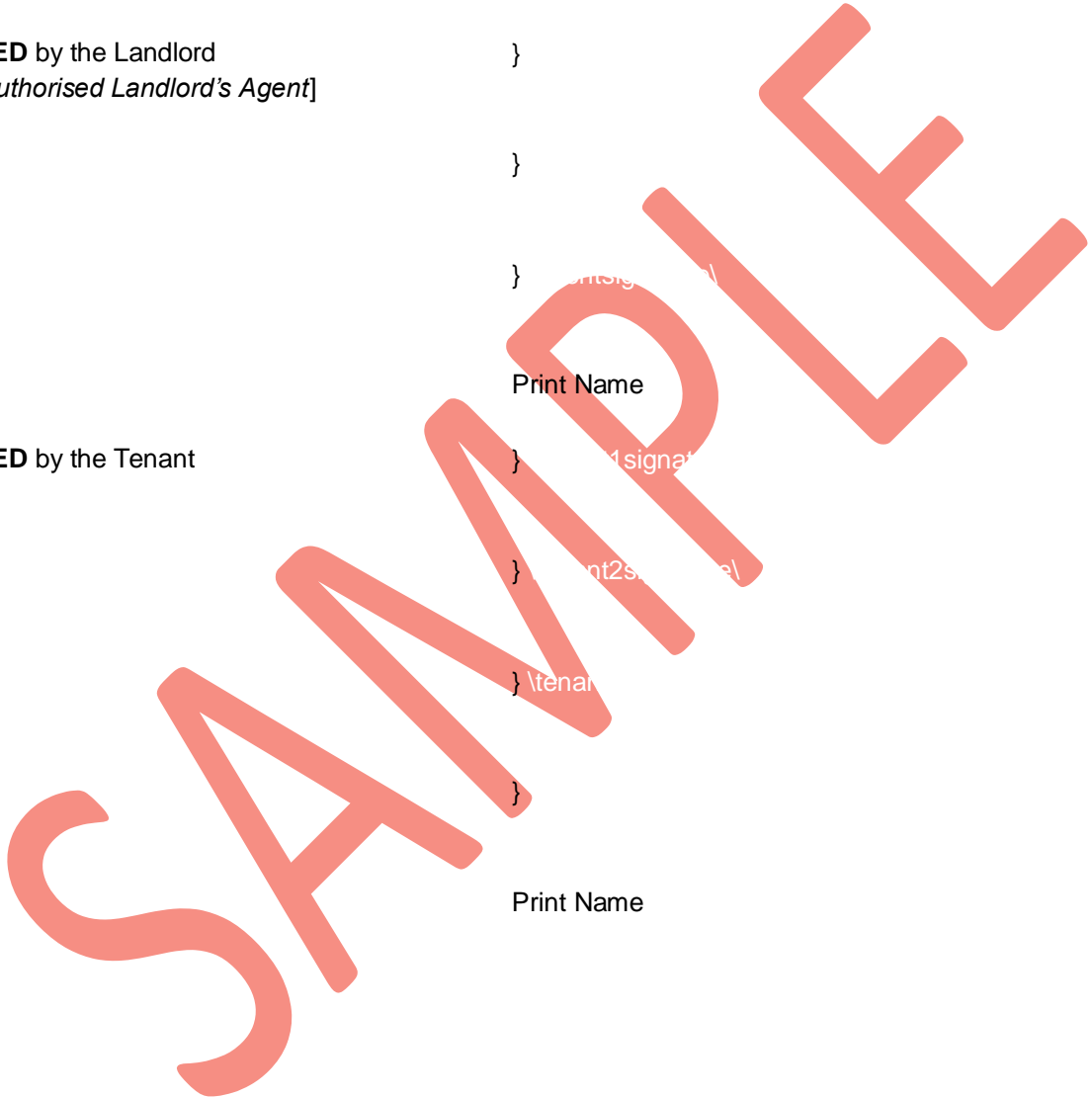
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Print Name



Schedule 1 – Written Statement of Terms

A written Statement of Terms has been given to the Tenant at the same time as the Tenancy Agreement in accordance with The Assured Tenancies (Private Rented Sector) (Written Statement of Terms etc and Information Sheet) (England) Regulations 2026.

The written Statement of Terms is provided for information only and does not form part of this Agreement.

If there is any inconsistency between this Agreement and the written Statement of Terms, this Agreement prevails.

SAMPLE