

DATED

TENANCY AGREEMENT

Timothy Taylor

AND

.....

for letting unfurnished dwelling house at
Upper flat, 2, Clovelly Road, Portsmouth
on Assured Periodic Tenancy

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

Explanatory information

This agreement is a written statement of the terms and obligations of the assured periodic tenancy that you (the tenant) are entering into with me (the landlord). It sets out the legally binding obligations that we each accept and undertake to observe as soon as the agreement is signed and dated to confirm it has started.

I must give you certain information before you enter into the agreement, and this is included in Section A below. This includes important details about the landlord, the property, the rent and when it should be paid, as well some of our legal obligations. Please note this is provided for information only, and the binding terms of the Agreement between us are those contained in Section C.

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

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Section A: Principal terms of the Agreement

THIS AGREEMENT is made

BETWEEN Timothy Taylor (the Landlord)

AND (the Tenant).

RELATING TO Upper flat, 2, Clovelly Road, Portsmouth PO4 8DL (the Premises)

TENANCY TYPE The agreement is for an assured periodic tenancy

TERM This Tenancy commences on from which date you are entitled to possession of the Premises and the Tenancy will continue periodically from month to month until it is terminated in accordance with Clause 13 of this agreement.

RENT £ (hundred and pounds) per calendar month. Rent is payable in advance on the th day of each month. The first payment, covering the first month of the tenancy, must be paid on or before the commencement of the tenancy.

Future rental payments must be made every month by standing order to reach the Landlord's bank on or before the due date.

If the Landlord wishes to increase the rent, this can only be done following the service of notice in accordance with Section 13 of the Housing Act 1988 as amended.

PERMITTED OCCUPIERS In addition to you, only the following persons are permitted to live in the Premises _____

Nobody else is allowed to live in the Premises without the Landlord's written permission.

SHARED FACILITIES The letting includes any contents listed in the Inventory and Schedule of Condition attached to this Agreement. You are also entitled to use and access the shared ground floor hallway

UTILITIES and COUNCIL TAX The rent does not include any payment to the landlord for any utilities, communication services, Council Tax or any similar charge. You are responsible for paying these charges directly to the respective supplier from the day the Tenancy begins until the Tenancy ends. You are also responsible for paying the Council Tax, or any similar charge to the local billing authority throughout the tenancy.

You must also contact the local billing authority or service provider to ensure they know you are liable to pay these bills.

DEPOSIT You must pay to the Landlord the deposit of £ (hundred and pounds) on or before the commencement of this tenancy. It will be protected in a Government-approved deposit scheme in line with Clause 3 of the agreement.

RIGHT TO RENT	<p>It is a statutory requirement and a condition of this Tenancy that you and anyone living in the Premises must have a 'right to rent' as set out in Section 22 of the Immigration Act 2014. You will need to provide proof of this before commencement of the tenancy.</p>
CONTACT DETAILS	<p>If you need to write to, or serve any notices on the Landlord (including notices in proceedings), the address for service in England or Wales is 18, Connaught Road, Havant. PO9 2RJ.</p> <p>You may also contact the Landlord by email to tim@lettingsdirect.com or by phone to 07939 502854.</p> <p>You have provided the following email address and phone number: email: @@@@ @@@@ phone: 0700000000. By giving this email address and phone number, you have indicated that you are willing for us to use these to contact you. This may include using the email address for service of notices and other documents relating to the tenancy agreement.</p>
ENDING THE TENANCY	<p>If you wish to end this tenancy, you must give at least two months' notice in writing. That notice must end on the first or last day of a rental period.</p> <p>If the Landlord wants to terminate the tenancy then this can usually only be done in accordance with the Housing Act 1988. This means that, usually, a Section 8 notice must first be served in the format prescribed by law. The notice must include the grounds for possession, and the date on which we may begin possession proceedings if you have not left the property. The date on which proceedings may begin will depend on the grounds of possession included in the notice.</p> <p>If you do not leave by the date on the Section 8 notice, then it is usually necessary to obtain a possession order through the courts and, if necessary, enforce that order via a bailiff or High Court Enforcement Officer to end the tenancy.</p> <p>For further information on ending the tenancy, see Clause 13.</p>
PETS	<p>In accordance with Section 16A of the Housing Act 1988, you may request consent to keep a pet at the property during this tenancy. For information on how to make a request, and the Landlord's obligations to respond, see Clause 11 of this agreement.</p>

UNFITNESS
AND DISREPAIR

There are implied terms in this tenancy which require the Landlord to:

- ensure that the property is fit for human habitation at the outset and during the tenancy, to the extent required by Section 9a of the Landlord and Tenant Act 1985; and
- to the extent that is required by Section 11 of the Landlord and Tenant Act 1985, keep in repair the property's structure and exterior, and keep in repair and working order the installations for heating and supplying water, and the installations for the supply of electricity, gas, space heating and sanitation.

Neither of these implied terms impose an obligation on the Landlord where:

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

Please note that the Landlord is only responsible for addressing unfitness or disrepair if he is aware of it. You must notify us promptly of any defects so they can be addressed.

GAS and
ELECTRICAL
SAFETY

The Landlord must ensure that any gas supply and appliances which form part of the demised premises comply with the Gas Safety (Installation and Use) Regulations 1998 (as amended). This means:

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

The Landlord must also ensure that the Premises's electrical installations comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (as amended). This means to:

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

SECTION 190
OF THE
EQUALITY ACT
2010

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

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

ADDITIONAL
INFORMATION

At the commencement of the Tenancy, you will be given a folder of Notes which contains information about postal deliveries, rubbish collection and recycling, emergency repairs, etc.

It also includes instructions for the operation of all appliances and alarms in the flat.

It also contains:

- a copy of the Energy Performance Certificate
- a copy of the Gas Safety certificate referred to under "GAS and ELECTRICAL SAFETY" above
- a copy of the Electrical Installation Report referred to under "GAS and ELECTRICAL SAFETY" above
- Deposit Protection Scheme rules which govern the holding of the Deposit in accordance with Clause 3 of this Agreement.

If you have any questions about anything mentioned in the folder or there are areas which you are not sure about, please ask.

Section B: Definitions and Interpretation

The following definitions and rules of interpretation apply in this Agreement:

Agreement

this agreement and any consents granted under its terms or any modification thereof

Common Areas

those parts of the Property excluding the Premises to which the Tenant has rights of use and access in accordance with Clause 7

Default Interest Rate

4% per annum above the base rate of Lloyds Bank plc or in the event that such a base rate should no longer be published, the base rate of such other bank as the Landlord shall decide

Deposit

the sum of £ (hundred and pounds) which is held by or on behalf of the Landlord in accordance with Clause 3

Disabled person

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

Emergency

means any situation where there is, or is reasonably perceived to be, a risk to life OR damage to the fabric or contents of the Property or any adjoining or neighbouring property

Fixtures and Fittings

includes but is not limited to the Landlord's fixtures fittings furniture and effects in the Property including the floor, ceiling and wall coverings

Gender and numeration

unless the context otherwise requires, a reference to one gender shall include a reference to the other genders and words in the singular shall include the plural and in the plural include the singular

Landlord

where the context admits the Landlord includes any Person deriving title under the Landlord OR being entitled in reversion expectant on the tenancy OR who holds the legal entitlement to enter into the Tenancy which has hereby been created OR any Person instructed or authorised by the Landlord to deal on his behalf with any matters relating to this Agreement

Permitted Occupiers

means those persons listed under that heading in Section A of this Agreement or any other persons whose occupation has been specifically authorised by the Landlord in accordance with Clause 5 of this Agreement

Premises

all that dwelling known as Upper flat, 2, Clovelly Road, Portsmouth, PO4 8DL TOGETHER WITH the furniture, fixtures and fittings and other items referred to in the Inventory and Schedule of Condition at Section D of this Agreement and references to the "Premises" include references to any part or parts of the Premises

Property

all the land and buildings comprising 2, Clovelly Road, Portsmouth INCLUDING all internal and external parts of all buildings, all fixtures and fittings, all drains, pipes, wires, and other fittings on the Property that exclusively serve the Property and for the avoidance of doubt the Property includes the Premises and the Common Areas

Rent

the sum of £ (hundred and pounds) per calendar month payable monthly in advance the first payment to be made on the signing hereof and all future payments to be made on the Rent Payment Date OR such other sum as shall have been settled in accordance with relevant sections of the Housing Act 1988 as amended

Rent Payment Date

is the first day of any calendar month during the duration of this Tenancy which is the date upon which Rent is due to be paid

Section differences

if there is any difference between the information summarised in Section A and the detailed conditions in Section C, the latter shall prevail

Tenancy

the tenancy created and evidenced by the signing of this form of Agreement and includes the period from and including the commencement date up to and including the expiration date and any extension or continuation thereof

Tenant

where the context admits the Tenant includes persons deriving title under the Tenant as well as his family, visitors and servants and any other persons on or in the Property at his invitation or request. Where there is more than one named Tenant then all Tenants shall be jointly and severally liable for all and any obligations under this Agreement

Utilities

means water and sewage, electricity, gas, or other forms of fuel for heating as well as any TV licences, internet provision, telephones, satellite TV subscriptions or streaming services

Working day

means any day which is not a Saturday, Sunday or bank holiday

Section C: Terms and Conditions

1. GRANT

- 1.1 The Landlord lets and the Tenant takes the Premises for the Term at the Rent payable as above.
- 1.2 This Agreement is intended to create an Assured Periodic Tenancy as defined in part 1 of the Housing Act 1988 as amended by the Renters' Rights Act 2025.
- 1.3 If the Premises shall be burnt down or rendered unuseable by fire or other insured risk the payment of Rent and all other obligations of this Tenancy shall from that date cease until the Premises be reinstated and rendered useable and in case any dispute arises under this provision it shall be submitted to arbitration pursuant to the Arbitration Act 1950.
- 1.4 This Agreement shall take effect subject to the provisions of section 11 of the Landlord and Tenant Act 1985 if applicable to the tenancy.
- 1.5 PROVIDED that, and subject to the provisions of the Housing Act 1988 as amended, if the Rent or any part thereof shall be in arrear for twenty-eight days after the same shall have become due (whether legally demanded or not) or in the event of a material breach of any of the agreements on the part of the Tenant herein contained or if the Tenant shall become bankrupt or assign his estate or execute any deed or arrangement for the benefit of his creditors or if the Premises shall be left vacant or unoccupied the Landlord may re-enter upon the Premises and immediately thereupon the tenancy shall absolutely determine but without prejudice to the other rights and remedies of the Landlord

2. RENT

- 2.1 The Tenant agrees to pay the Rent in full and without any deductions whether or not formally demanded.
- 2.2 Rent shall be paid on the Rent Payment Dates by direct bank transfer to the account which will be specified by the Landlord.
- 2.3 The Tenant shall pay interest at the Default Interest Rate on all Rent or other costs which are more than 14 days overdue such interest to be calculated from its due date.

3. DEPOSIT

- 3.1 To pay to the Landlord on the signing hereof the Deposit (the receipt of which the Landlord hereby acknowledges) to be held by the Deposit Protection Service in accordance with their terms and conditions such deposit being held against any damage or dilapidations being the Tenant's responsibility OR any arrears of rent OR any other expense which the Landlord incurs as a consequence of any breach of the terms of this tenancy.

4. RATES AND TAXES

- 4.1 The Tenant shall observe and perform any obligation on the part of the occupier arising under the Local Government Finance Act 1992 or regulations made thereunder to pay Council Tax and indemnify the Landlord against any such obligation which the Landlord may incur during the Tenancy by reason of the Tenant's ceasing to be resident in the Premises and to pay all other taxes duties rates assessments and outgoings which are now or which may at any time hereafter be assessed or charged upon the Premises or on the occupier thereof.

5. SUBLETTING, LICENCING AND SHARING OCCUPATION

- 5.1 The Tenant will not assign the benefit of this Tenancy nor part with possession of or sublet the Premises or any part thereof nor share the occupation of the Premises with any other person excepting only a Permitted Occupier.
- 5.2 If the Tenant wishes to amend or add to the list of Permitted Occupiers, he shall apply in writing to the Landlord with full details of any additional person including providing proof of that person's "right to rent" as set out in Section 22 of the Immigration Act 2014.

6. UTILITIES

- 6.1 The Tenant will pay all drainage charges and for all water, gas and electricity which shall be consumed or supplied on or to the Premises during the Tenancy and all telephone, television and internet services on the Premises during the tenancy or a proper proportion of the amount of the rental or other recurring charges to be assessed according to the duration of the Tenancy.
- 6.2 If any such supply is disconnected or any financial or other penalty is applied 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, the Tenant shall pay to the Landlord all costs associated with reconnecting or resuming those services and/or any charges to remove the meter and make good any damage caused by its installation TOGETHER WITH all excess charges raised by the supplier of such utilities.
- 6.3 The Tenant will not request or permit any meter recording any such supply to be removed or changed and not under any circumstances to allow the meter to be changed to a prepayment, key or card basis.

7. COMMON AREAS

- 7.1 The Tenant is permitted full use and enjoyment of the Common Areas in common with the Landlord or any other lawful occupiers of any part of the Property and any other persons authorised by the Landlord.
- 7.2 In common with other occupiers and users of the Property, the Tenant shall take care to keep the Common Areas clean and tidy.

7.3 The Tenant will not store or deposit in any part of the Common Areas any bicycles, scooters, e-bikes or e-scooters, or any rubbish, furniture or chattels of any kind anywhere except in such place as the Landlord shall have previously approved for that purpose.

7.4 The Tenant shall use the Common Areas for their intended use only and shall not at any time in any Common Areas:

7.4.1 smoke tobacco or other substance including e-cigarettes or vapes;

7.4.2 make excessive noise nor play any musical instrument, radio, CD player or other music-producing device;

7.4.3 dismantle, repair or maintain any bicycle, scooter or other vehicle, appliance or equipment.

8. PERMITTED USE

8.1 The Tenant shall use the Premises as and for a private dwelling house only and shall not carry out or permit to be carried out upon the Premises any profession, trade or business EXCEPT that working from home as part of the Tenant's usual employment shall not be deemed a breach of this Clause.

8.2 The Tenant shall not use nor permit the Premises to be used for any illegal or immoral activity.

8.3 The Tenant shall not do or suffer to be done in or upon the Premises or any other part of the Property any act or thing which may invalidate any insurance of the Property OR increase the premium for such insurance OR cause damage, injury, or a legal nuisance to the Landlord or any other owner, occupier or user of the Property or any neighbouring property.

8.4 The Tenant shall not play or use, or permit the playing or use of, any musical instrument, television, radio, loudspeaker or mechanical or other noise making instrument of any kind in the Premises so as to cause any nuisance or annoyance to the Landlord or any neighbours or any other person on the Property.

8.5 The Tenant shall treat all other occupiers of the Property or neighbouring properties with respect and will not harass, threaten or insult any such persons.

9. CARE AND MAINTENANCE

9.1 The Tenant undertakes to take good and proper care of the Premises and to that end agrees as follows:

9.2 To keep the Premises clean including the sanitary and other fittings, the kitchen cupboards and surfaces and any cooker or other kitchen appliances provided by the Landlord, both inside and outside surfaces of the windows, the curtains, carpets, floors, walls and ceilings.

9.3 To keep all waste pipes, drains and gullies clear and not to permit oil, grease or other deleterious matter or substance to enter the drains or sewers serving the Property or any adjoining or neighbouring property and on demand to repay to the

Landlord the full cost of remedying any breach of this Clause.

- 9.4 To keep all the Tenant's electrical appliances in good and safe condition and not to bring or allow to be brought into the Property any electrical equipment, appliance or other item that might be a danger or hazard to any part of the Property or any of its occupants.
- 9.5 To place all rubbish and refuse and all items for recycling in appropriate bins as directed by the Landlord and not to leave rubbish in any Common Areas or any parts of the Property internally or externally other than those parts designated for that purpose.
- 9.6 Not to repaint or redecorate the Premises or any part thereof without the Landlord's consent nor to change the decoration scheme or colours nor make any alteration in or addition to the Premises or to the services, gas, water or electricity supplies nor to permit any company supplying such services to make any alteration to the supply or meters without the Landlord's consent.
- 9.7 Not to make any alteration either structural or otherwise to the Premises nor to stop up any doors or windows.
- 9.8 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 consent.
- 9.9 To keep the Premises properly ventilated including use of mechanical ventilation fans where fitted and opening windows as appropriate AND will ensure that curtains, blinds and shutters are opened every day.
- 9.10 To maintain in good order any yard or garden area allocated to the flat and prevent it becoming overgrown
- 9.11 If any part of the Premises or Common Areas or any other part of the Property including the Fixtures and Fittings therein should be damaged lost or destroyed by any act negligence or misuse by the Tenant or any person in the Property at the Tenant's invitation, the Tenant shall pay to the Landlord all costs arising in repairing replacing or making good the damage loss or destruction together with all taxes and fees incurred.
- 9.12 To notify the Landlord promptly of any damage, disrepair or defect in any part of the Premises or the Common Areas.
- 9.13 Forward promptly to the Landlord, or notify him of the arrival, of any notice, order, proposal or legal proceedings affecting the Property or its boundaries or any other correspondence addressed to the Landlord at the Property.

10. FIRE AND SAFETY PRECAUTIONS

- 10.1 The Tenant will take all reasonable precautions to reduce the risk of fire to the Property.
- 10.2 The Tenant will take appropriate care of all smoke alarms and carbon monoxide detectors and will not tamper with any alarms either within the Premises or any

part of the Property NOR remove the batteries NOR damage or obstruct them NOR render them ineffective.

- 10.3 The Tenant will not do or suffer to be done any act or thing anywhere within the Property whereby the fire insurance premium might be increased and in particular not to use or bring or permit to be brought into the Property or store or permit to be stored or to remain in or about the Property:
 - 10.3.1 any bottled gas or inflammable oils or any paraffin heaters or oil-burning lamps or equipment of that kind;
 - 10.3.2 any firearm or any replica or decommissioned firearm or any firearm ammunition;
 - 10.3.3 any other article or thing which is or may become dangerous, offensive, excessively inflammable, radioactive or explosive.
- 10.4 Not to store or charge the batteries of any e-bikes or e-scooters in any Common Area or any stairwells, hallways or lobbies.
- 10.5 Not to leave any lithium-ion battery being recharged overnight or at any time when the Premises are unoccupied or the Tenant is not at home.
- 10.6 To take all reasonable steps to safeguard the Premises and the fittings and appliances and to notify the Landlord if the Premises are to be left unoccupied for more than seven days and in any case during cold weather to ensure that the Premises are kept adequately heated to prevent damage and if left vacant that the water supply is turned off.
11. PETS AND OTHER ANIMALS
 - 11.1 The Tenant may not keep within the Premises or any part of the Property any dog cat or any other animal whatsoever except with the express written consent of the Landlord.
 - 11.2 A request for consent made under Clause 11.1 shall be in writing and shall include full details of the animal for which consent is sought, these details to include:
 - 11.2.1 the species or type of animal, including breed where appropriate;
 - 11.2.2 the number of animals for which consent is requested;
 - 11.2.3 full details of each animal, including a photograph, its name and age, whether the animal is house trained, and evidence of vaccinations, neutering, insurance and flea treatment as appropriate;
 - 11.2.4 how the animal is to be looked after, including measures to prevent its becoming an annoyance to other occupiers of the Property or neighbouring properties;
 - 11.2.5 what measures will be taken to care for the animal when the Premises are otherwise unoccupied during working hours.
 - 11.3 The Landlord reserves the right to request such further information as he considers necessary to properly consider the Tenant's request.

- 11.4 Any consent granted under this Clause 11 may include such reasonable conditions as the Landlord considers necessary for the good management of the Property and to prevent annoyance or disturbance to other occupiers of the Property or neighbouring properties.
- 11.5 Any consent granted under this Clause 11 shall be subject to modification of the conditions or complete revocation at any time if the Landlord considers such to be necessary.
- 11.6 If consent is granted for the Tenant to keep any pet or animal, the Tenant shall ensure that the animal is controlled properly at all times both within the Premises and elsewhere in the Property and the Tenant shall be responsible for all cleaning or repairing of any dirt, fouling or damage caused to the Property or to the personal chattels of any other occupier of the Property.

12. INSPECTION AND ACCESS

- 12.1 For the purposes of this Clause 12 only, the term Landlord shall include any employees or contractors employed by the Landlord including agents and professional advisors, and all staff, workers, employees and sub-contractors of such employees or contractors.
- 12.2 Subject to Clause 12.3, the Landlord reserves the right to enter the Premises at all reasonable times of the day (or at any time in case of emergency) for the purpose of viewing its condition and state of repair OR maintaining or repairing the Premises or any other part of the Property OR for any other reasonable purpose in connection with the Landlord's interest in or use of the Property
- 12.3 PROVIDED THAT except in cases of emergency the Landlord shall give not less than 48 hours Notice of any such entry.

13. TERMINATION AND DELIVERING UP

- 13.1 The Tenant may terminate the Tenancy by giving not less than two months' Notice in writing, such Notice to expire on any Rent Payment Date.
- 13.2 If the Landlord wishes to terminate the Tenancy, he must serve Notice in accordance with the provisions of the Housing Act 1988 or any current amendment or new legislation made in replacement of that Act.
- 13.3 Following expiry of any Notice served under Clause 13.1 or 13.2 this Agreement all rights and obligations shall cease but without prejudice to the rights of either party in respect of any antecedent claim or breach of condition herein contained.
- 13.4 At the expiration or termination of the tenancy the Tenant shall:
- 13.4.1 deliver up the Premises to the Landlord with full vacant possession and in such order condition and state as shall be consistent with the due performance of the obligations of the Tenant herein contained together with all Fixtures and Fittings, locks, keys and appliances provided at the start of the tenancy PROVIDED THAT the Tenant shall not be liable for fair wear and tear OR damage by accidental fire, storms, tempest, public riot, burglary, falling objects OR other inevitable accidents not the fault nor arising from the neglect of the Tenant;

- 13.4.2 ensure that the Premises are thoroughly cleaned to a professional standard including all appliances, sanitary ware, carpets, curtains, blinds and the internal surfaces of all windows and that all rubbish is removed and no items or chattels of the Tenant are left behind PROVIDED and for the avoidance of doubt, growth of mould or discolouration or nicotine staining or other damage caused by persistent lack of cleaning and care shall not be considered fair wear and tear.
- 13.5 The Tenant confirms that any furniture, articles or chattels left behind after termination of the Tenancy shall be deemed to have been discarded and the Landlord may deal with any such items in such manner as he sees fit.

14. LANDLORD'S COVENANTS

- 14.1 The Landlord covenants with the Tenant as follows:
- 14.2 To keep the Premises in good tenable repair including all sanitary appliances, heating and water apparatus serving the Premises.
- 14.3 In so far as the Landlord has ownership and control of the Property, to keep the Property in tenable repair including the roof, outside walls entrance doors, and other outside and common parts of the Property and all drains, water pipes and sanitary, heating and water apparatus hereunto appertaining except where the deficiency requiring remedy shall be caused by the default or negligence of the Tenant.
- 14.4 To insure the Property but not the contents thereof against fire, storm, subsidence and all other such risks as he shall consider appropriate.
- 14.5 Where any Clause of this Agreement requires the Tenant to obtain the Landlord's consent, the Landlord will consider all such requests promptly and consent will not be unreasonably withheld.
- 14.6 That the Tenant paying the Rent and performing and observing all the terms of this Agreement may quietly possess and enjoy the Premises during the Tenancy without any lawful interruption from or by the Landlord or any Person claiming through or under or in trust for the Landlord.

15. NOTICES

- 15.1 Any notice to be served by the Landlord on the Tenant shall be validly served by being left at the Premises
- 15.2 **NOTICE under section 48 of the Landlord and Tenant Act 1987**
The Tenant is hereby notified that notices (including notices in proceedings) may be served on the Landlord at the following address:
18, Connaught Road, Havant, Hampshire PO9 2RJ
- 15.3 Any Notice shall be in writing and for the purposes of this Clause 'writing' includes email but not fax.

AS WITNESS the hands of the parties hereto the day and year first above written

SIGNED by.....

(Name: Timothy Taylor, the Landlord)

SIGNED by.....

(Name: , the Tenant)

Section D: Inventory and Schedule of Condition

Hallway / stairs	Walls:	painted, magnolia
	Ceiling:	painted, white
	Floor:	fitted carpet
	Doors:	pained in white eggshell / limewash effect
	Light-fittings:	two pendant lights with shades
	Heating:	double radiator
	Fittings:	smoke alarm
Living Room	Walls:	painted, magnolia
	Ceiling:	painted, white
	Floor:	fitted carpet
	Doors:	4-panel door painted white eggshell
	Window frames:	uPVC white
	Light-fittings:	pendant light fitting with shade
	Blinds:	wood-effect Venetian blinds
	Heating:	one radiator
Bedroom	Walls:	painted, magnolia
	Ceiling:	painted, white
	Floor:	fitted carpet
	Door:	painted white lime-wash effect
	Window frames:	uPVC white
	Light-fittings:	pendant light with shade
	Curtains:	curtain pole, no curtains provided
	Heating:	one radiator
	Fittings:	mirror in mahogany-effect plastic frame
Kitchen	Walls:	painted, pale mint green and part marble-effect tiles
	Ceiling:	painted, white
	Floor:	fitted vinyl floor covering
	Door:	painted white lime-wash effect
	Window frames:	uPVC white with blind
	Light-fittings:	two lighting bars each with four LED bulb fittings
	Heating:	double radiator
	Fittings:	stainless steel sink, wall and floor cupboards, 'Flavel' electric cooker, Vaillant Ecotec 824 boiler, CO sensor
Bathroom	Walls:	part panelled in marble-effect waterproof panelling; part painted magnolia
	Ceiling:	painted, white
	Floor:	fitted vinyl floor covering
	Door:	painted lime-wash effect
	Window frame:	uPVC white and Venetian blind
	Light-fitting:	batten light with glass shade and shaver strip-light
	Heating:	one single radiator
	Fittings:	bath with fitted shower over; pedestal basin with mixer tap; close-coupled toilet pan and cistern; glass shower screen; toilet roll holder; two black metal shelves; mirror