

Be the adjudicator: live!

Resources

- 1) [Claim overview](#)
- 2) [Tenant evidence](#)
- 3) [Landlord evidence:](#)
 - [Check in report 1 May 2024](#)
 - [Check out report 3 June 2026](#)
 - [Cleaning quote 2](#)
 - [Email correspondence about notice](#)
 - [Email evidence about redecoration](#)
 - [Rent statement](#)
 - [Repair quote](#)
 - [TA 01.05.24](#)
 - [TA 01.12.25](#)
 - [The_Renters__Rights_Act_Information_Sheet_2026.pdf](#)
- 4) [Decision](#)

Case study 2026

Smith & Taylor

Claims:

Claim	Amount	Tenant response	Disputed amount
Rent and reletting fee – breach of fixed term	£2,000.00	£0.00	£2,000.00
Cleaning – oversights picked up at check out	£132.00	£32.00	£100.00
Damage to bathroom floor	£214.50	£0.00	£214.50
Redecoration – repaint bedroom 2	£320.00	£0.00	£320.00
Redecoration - repaint kitchen	£190.00	£0.00	£190.00
Totals	£1,750.58	£32.00	£1,718.58

Deposit amount	£1,500.00
Original claim	£1,750.58
Disputed amount	£1,718.58

Tenancy particulars:

Tenancy started: 1/5/2024 for an initial term of 6 months.

Tenant vacated 31/05/2026

Rent: £1,300.00 a month

Address: 25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL, BS1 9AA

LL – Sandra Smith

T – Tom Taylor

Rent arrears:

Landlord claim – the tenant entered into a 12 month fixed term agreement on 1 December 2025, which contained no break clause. They gave 2 months notice to leave on 1 May 2026 but vacated on 31 May 2026 and paid rent up to 30 June. We told them we would only release them from their tenancy if they paid the reletting fee. They have not paid this and we have not relet the property yet.

Tenant response – we only need to give 2 months notice to leave which we have done. We left on 31 May 2026 but rent was paid up to 30 June 2026. They cannot charge us the cost to relet the property.

Case study 2026

Smith & Taylor

Cleaning

Landlord claim – cleaning oversight picked up at Check Out.

Tenant response - We already cleaned the house professionally before moving out

Damage to bathroom floor

Landlord claim - Repair Bathroom Floor

Tenant response - The floor was stained when the bathroom plumber came to fix the leakage

Redecoration – repaint bedroom 2

Landlord claim – the tenant painted during the tenancy, although the painted back to the original colour at the end of the tenancy, this was not done to a good standard and the paintwork is patchy, the room will need repainting.

Tenant response- we did what was asked and painted before we left, the paint was not perfect when the tenancy started, they had painted over things like the doorstep.

Redecoration – repaint kitchen

Landlord claim – lots of marks to kitchen wall, this room will need repainting.

Tenant response – we were in this property for more than 2 years of course there will be some marks!



Bathroom



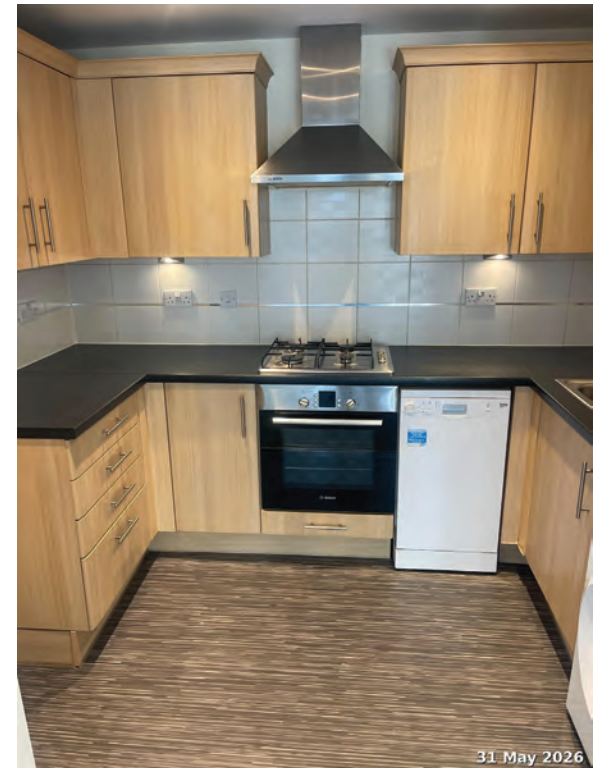
Bedroom





Lounge

Kitchen



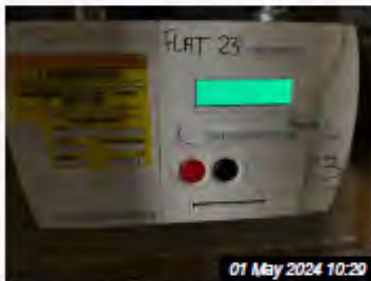
Inventory & Schedule of Condition



1st May 2024

2. Meter Readings

Ref	Name	Description	Reading	Additional Comments
2.1	Gas Meter	Location: car park cupboard to the left of the communal door Serial No: E8S01645091456	05628 £10.00 emergency credit in use Owed: £22.16	
2.2	Electric Meter	Location: communal hallway cupboard marked electric riser Serial No: K9587475	87388	
2.3	Water Meter	Location: communal hallway cupboard; opposite the lift Serial No: 07TD16963	01743	



Ref # 2.1



Ref # 2.1



Ref # 2.1



Ref # 2.2



Ref # 2.3

3. Property Maintenance Information

Ref	Name	Location	Additional Comments
3.1	Stop Cock	Entrance hall built in cupboard 2	
3.2	Fuse Board	Entrance hall above the front door	



Ref # 3.1



Ref # 3.2

4. Keys



Ref #4



Ref #4

Ref	Name	Condition	Additional Comments
4.1	Front Door	Top lock x 2 Bottom lock x 2	
4.2	Communal Door	2	
4.3	Car Park	1 electronic fob	
4.4	Other	1 car parking permit	

5. Smoke & Carbon Monoxide Alarms Information

Ref	Name	Answer	Comments	Additional Comments
5.1	Is there a smoke detector present on each floor?	Yes		
5.2	Are there any solid fuel heating sources at the property?	No		
5.3	Is there a carbon monoxide alarm present in every room that has a fixed combustion appliance; Boiler, solid fuel or gas fire (excludes gas cookers)	Yes		

6. Smoke & Carbon Monoxide Alarms Condition

Ref	Name	Location Room & Floor	Test Result	Date of Replacement	Additional Comments
6.1	Smoke Alarm(s)	Entrance hall ceiling	Alarm tested for power only, audible alarm noted	None visible	
6.2	Heat Alarm(s)	Kitchen ceiling	Alarm tested for power only, audible alarm noted	Feb 2035	
6.3	Carbon Monoxide Alarm(s)	Entrance hall wall	Alarm tested for power only, audible alarm noted	Sep 2031	
6.4	Carbon Monoxide Alarm(s)	Bedroom 2	Alarm tested for power only, audible alarm noted	None visible	



Ref # 6.1



Ref # 6.2

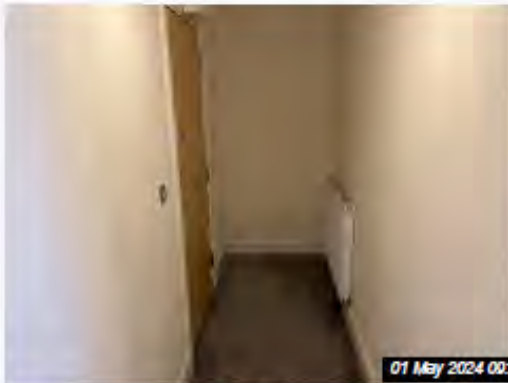


Ref # 6.3



Ref # 6.4

7. Entrance / Hallway



Ref #7

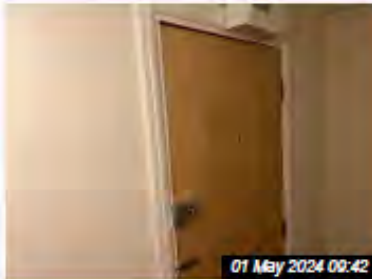


Ref #7

Ref	Name	Description	Condition	Additional Comments
7.1	Door / frame	Wood laminate door, white painted wooden frame, standard chrome door dressings, self closer chain; working	Outside is heavily marked and scuffed Large gouge by the outside bottom lock	
7.2	Ceiling	Flat white painted plaster Smoke detector	In good clean condition	
7.3	Lighting	2 pendant light fittings; no shades	All in good, working order	
7.4	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	In good clean condition	
7.5	Switches / sockets	3 light switches, 1 electric socket, 1 isolator switch, 1 Drayton thermostat, 1 entry phone, 1 fused switch	In good clean condition	
7.6	Flooring	Grey fitted carpet	In good clean condition	
7.7	Heating	White radiator, complete	In good, clean condition	
7.8	Furniture/Item	Wood laminate side unit, matching double doors and chrome knobs Inside: matching shelf	Shelf and base have stain marks	

7. Entrance / Hallway (Cont.)

7.9	Built-In Cupboard 1	Wood laminate double doors, white painted wooden frame, chrome knobs Inside: decorated to match room, matching carpet to base Contains: wooden shelf, chrome hanging rail, electric bar heater	Walls are marked. Shelf has tape to the rear Bar heater has a large stain to the front	
7.10	Built-In Cupboard 2	Wood laminate door, white painted wooden frame, chrome handles Inside: decorated to match room, matching carpet to base Contains: wooden slatted shelf, British Gas monitor unit, multiple light shades, cardboard boxes, wood laminate board, large white hook to the left wall Vaillant boiler with associated purple and switches	Walls and ceiling are heavily marked and stained; hatch not fitted to the inspection area to the ceiling Laminate is lifting and peeling to the outside left edge of the door	
7.11	Additional Items	Brown leather lamp with cream shade, wall mounted unframed mirror, carbon monoxide detector, property fuse board	In good, clean condition	



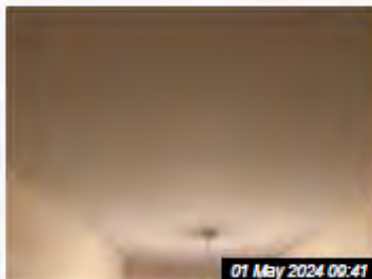
Ref # 7.1



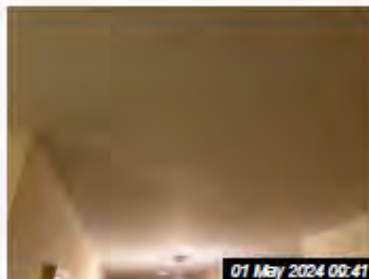
Ref # 7.1



Ref # 7.2



Ref # 7.2



Ref # 7.2

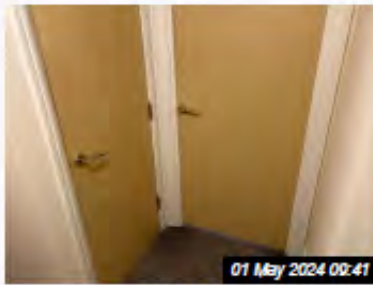


Ref # 7.2

7. Entrance / Hallway (Cont.)



Ref # 7.4



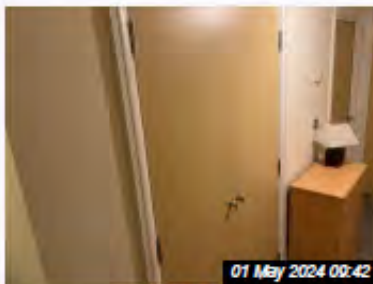
Ref # 7.4



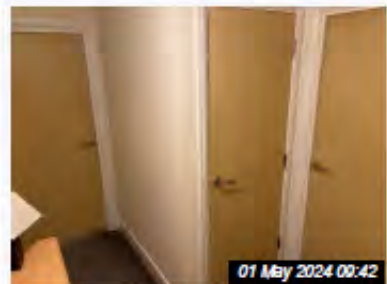
Ref # 7.4



Ref # 7.4



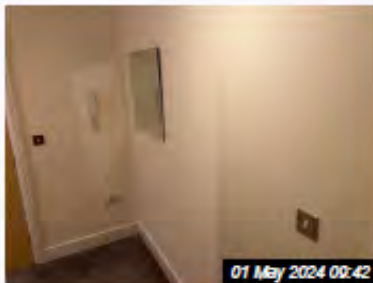
Ref # 7.4



Ref # 7.4



Ref # 7.4



Ref # 7.4



Ref # 7.6



Ref # 7.6



Ref # 7.6



Ref # 7.8

7. Entrance / Hallway (Cont.)



Ref # 7.8



Ref # 7.9



Ref # 7.9



Ref # 7.10



Ref # 7.10

8. Bedroom 1



Ref #8

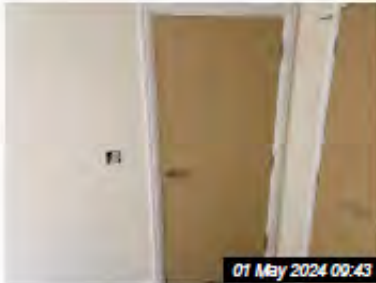


Ref #8

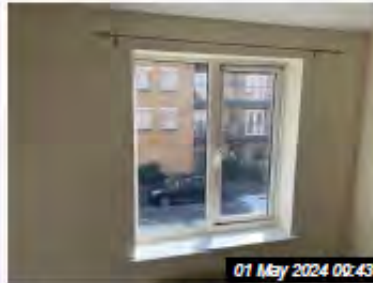
Ref	Name	Description	Condition	Additional Comments
8.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	In good clean condition	
8.2	Window(s) / Sill	White UPVC window unit, complete, white painted wooden sill	Frame is paint marked	
8.3	Window dressing	Metal curtain pole, matching end finials	In good clean condition	
8.4	Ceiling	Flat white painted plaster	Repaired area above the built in cupboard	
8.5	Lighting	Pendant light fitting; no shade	All in good, working order	
8.6	Walls / skirting	Magnolia painted plaster, white painted wooden skirting, white painted doorstep with no end	In good clean condition; overpainted imperfections visible	
8.7	Switches / sockets	2 light switches, 3 electric sockets, 1 TV aerial point, 1 isolator switch	In good clean condition	
8.8	Flooring	Grey fitted carpet	In good clean condition	
8.9	Heating	White radiator, complete	In good, clean condition	

8. Bedroom 1 (Cont.)

8.10	Built-In Cupboard	Wood laminate double doors, white painted wooden frame, chrome handles, white doorstop with white end to the left side of the frame Inside: decorated to match room, matching carpet to base Contains: wooden shelf, chrome hanging rail	Both doors have areas of roughly repaired damaged by the outside handles, large roughly filled area to the inside of the right door, cracked area to the inside of the left door Walls are marked. Outside of the doors have chips to the top edge
------	-------------------	---	--



Ref # 8.1



Ref # 8.2



Ref # 8.2



Ref # 8.2



Ref # 8.4



Ref # 8.4



Ref # 8.6



Ref # 8.6



Ref # 8.6

8. Bedroom 1 (Cont.)



Ref # 8.8



Ref # 8.8



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10



Ref # 8.10

9. En Suite



Ref #9



Ref #9

Ref	Name	Description	Condition	Additional Comments
9.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles, matching turn lock	Brown sticky pad to the inside	
9.2	Ceiling	Flat white painted plaster Extractor fan; working	In good clean condition	
9.3	Lighting	4 spotlights	All in good, working order	
9.4	Walls / skirting	Part white tiles with silver tiled border, part white painted plaster, white tiled boxing, white painted wooden skirting	Grouting is discoloured	
9.5	Flooring	Grey/white mosaic tile effect fitted vinyl	In good clean condition	
9.6	Heating	White radiator, complete	In good, clean condition	
9.7	Toilet	White ceramic toilet, complete, white plastic seat and lid	In good, clean condition	
9.8	Basin	White ceramic basin, no plug	In good, clean condition	
9.9	Shower Unit / Cubicle	Tiled shower cubicle to match room, glass panel and matching door in a chrome frame with matching handles White shower tray, chrome mixer tap, matching flexible hose, riser and shower head	In good, clean condition; cap missing to the front of the mixer tap	

9. En Suite (Cont.)

9.10 Additional Items
/ Information

Wall mounted unframed mirror,
shaver socket, 1 chrome towel peg

In good, clean condition



Ref # 9.1



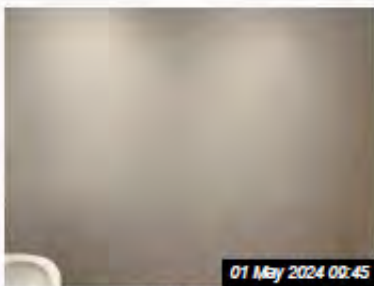
Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.2



Ref # 9.4



Ref # 9.5



Ref # 9.5

9. En Suite (Cont.)



Ref # 9.7



Ref # 9.7



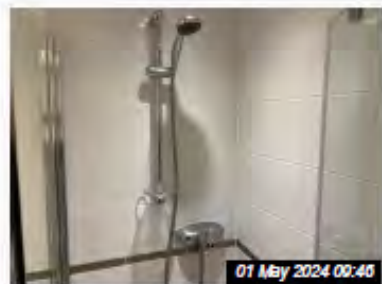
Ref # 9.8



Ref # 9.8



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9



Ref # 9.9

10. Bedroom 2



Ref #10



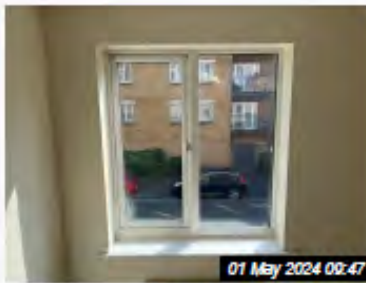
Ref #10

Ref	Name	Description	Condition	Additional Comments
10.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	In good clean condition	
10.2	Window(s) / Sill	White UPVC window unit, complete, white painted wooden sill	In good clean condition	
10.3	Ceiling	Flat white painted plaster 4 inspection hatches	Rear 2 inspection hatches are lifting slightly to the edges	
10.4	Lighting	Pendant light fitting; no shade	All in good, working order	
10.5	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	In good clean condition; overpainted doorstep base behind the door	
10.6	Switches / sockets	1 light switch, 2 electric sockets, 1 telephone socket	In good clean condition	
10.7	Flooring	Grey fitted carpet	In good clean condition	
10.8	Heating	White radiator, complete	In good, clean condition	
10.9	Additional Items / Information	Wood laminate fitted shelf with drilled hole to the top left corner, matching shelf Carbon monoxide detector	Edging strip to the front of the desk is chipped and has a section missing Shelf is damaged to the left corner	

10. Bedroom 2 (Cont.)



Ref # 10.1



Ref # 10.2



Ref # 10.2



Ref # 10.2



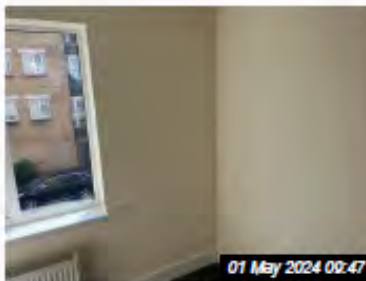
Ref # 10.3



Ref # 10.5



Ref # 10.5



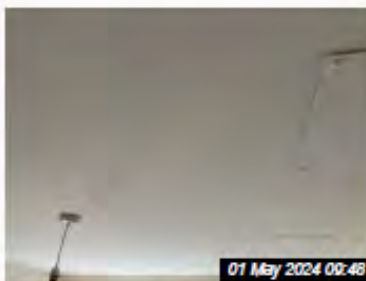
Ref # 10.5



Ref # 10.5



Ref # 10.5



Ref # 10.5



Ref # 10.7

10. Bedroom 2 (Cont.)



Ref # 10.7



Ref # 10.9

11. Lounge



01 May 2024 09:48

Ref #11

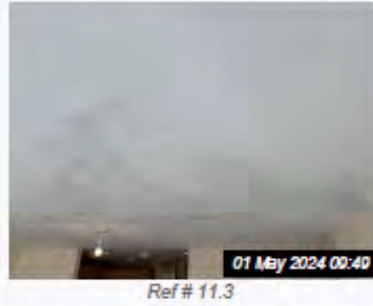


01 May 2024 09:48

Ref #11

Ref	Name	Description	Condition	Additional Comments
11.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	1 fixture hole by each of the handles	
11.2	Balcony Door	White UPVC and glass double doors, matching frame and handles with integral key locks; 1 key present, 2 matching static window units Wooden threshold Balcony Wooden boards to the base, black metal railings with glass panels to the edges	Frames are paint marked; 8 hooks to the top Balcony condition is consistent with external usage; 1 brass curtain pole to the boards Pink mark to the inside of the right door	
11.3	Ceiling	Flat white painted plaster	Paintwork is patchy; large discoloured area above the rear wall radiator	
11.4	Lighting	2 pendant light fittings; no shades	All in good, working order	
11.5	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	Skirting is moderately worn and marked. Overpainted doorstep base behind the door 2 curtain pole brackets above the balcony doors; loose	
11.6	Switches / Sockets	2 light switches, 4 electric sockets, 1 telephone socket, 1 TV aerial point	TV aerial point is yellowed	
11.7	Flooring	Grey fitted carpet	Faint "L" shaped brown stain towards the front right corner	
11.8	Heating	2 white radiators, complete	In good, clean condition	

11. Lounge (Cont.)



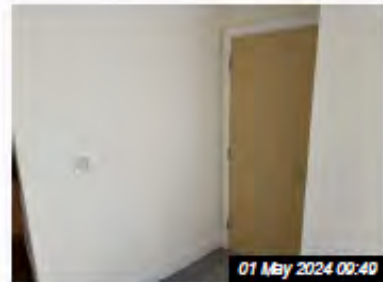
11. Lounge (Cont.)



Ref # 11.5



Ref # 11.5



Ref # 11.5



Ref # 11.7



Ref # 11.7



Ref # 11.7



Ref # 11.7

12. Kitchen



Ref #12



Ref #12

Ref	Name	Description	Condition	Additional Comments
12.1	Door / frame	Magnolia painted plaster archway	In good clean condition	
12.2	Ceiling	Flat white painted plaster Heat detector	In good clean condition	
12.3	Lighting	4 spotlights 3 under unit spotlights	All in good, working order	
12.4	Walls / skirting	Part white tiles with chrome trim, part magnolia painted plaster, white painted wooden skirting	Grouting is discoloured	
12.5	Switches / sockets	4 electric sockets, bank of appliance switches, 1 oven switch	In good clean condition	
12.6	Flooring	Grey striped fitted vinyl	In good clean condition	
12.7	Kitchen units	Range of wood laminate cupboard doors and drawers, matching chrome handles	In good, clean condition	
12.8	Worktop(s)	Black mottled laminate work surface	In good, clean condition	
12.9	Sink	Stainless steel sink unit, complete, 2 strainer plugs	In good, clean condition	
12.10	Extractor Hood	Bosch chrome cooker hood	Fan and light both working. Underside is greasy. Small dent above the brand logo	

12. Kitchen (Cont.)

12.11	Hob	Bosch built in gas hob	In good, clean condition	
12.12	Oven	Bosch built in electric oven Contains: 2 metal shelves	In good, clean condition	
12.13	Washing Machine	Beko WM62125W washing machine	In good, clean condition	
12.14	Dishwasher	Beko dishwasher Contains: 2 crockery drawers, 1 cutlery holder	In good, clean condition	



Ref # 12.2



Ref # 12.2



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.4



Ref # 12.6

12. Kitchen (Cont.)



Ref # 12.6



Ref # 12.7



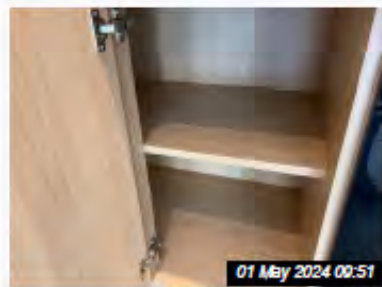
Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.7



Ref # 12.10



Ref # 12.11

12. Kitchen (Cont.)



Ref # 12.11



Ref # 12.12



Ref # 12.12



Ref # 12.13



Ref # 12.13



Ref # 12.14



Ref # 12.14

13. Bathroom



Ref #13



Ref #13

Ref	Name	Description	Condition	Additional Comments
13.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles, matching turn lock	In good clean condition	
13.2	Ceiling	Flat white painted plaster Extractor fan; working	In good clean condition	
13.3	Lighting	4 spotlights	All in good, working order	
13.4	Walls / skirting	Part white tiles with black/grey/white mosaic tiled border, part white painted plaster, white tiled boxing, white painted wooden skirting	In good clean condition	
13.5	Flooring	Grey striped fitted vinyl	Slightly rippled by the toilet	
13.6	Heating	White radiator, complete	In good, clean condition	
13.7	Toilet	White ceramic toilet, complete, white plastic seat and lid	In good, clean condition	
13.8	Basin	White ceramic basin, no plug	Limescale around the base of the tap	
13.9	Bath / Bath Panels	White plastic bath, complete Shower attachment with chrome flexible hose, shower head holder and shower head	Plughole is tarnished	

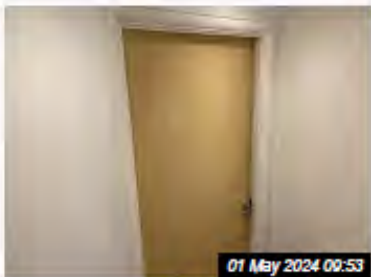
13. Bathroom (Cont.)

13.10

Additional Items
/ Information

Wall mounted unframed mirror,
shaver socket, stick on white plastic
caddy

In good, clean condition



Ref # 13.1



Ref # 13.1



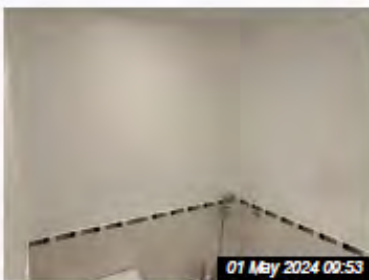
Ref # 13.2



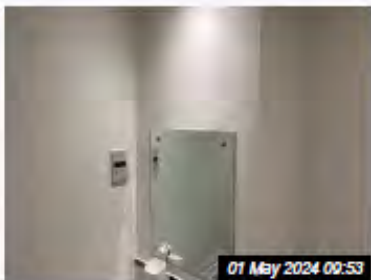
Ref # 13.2



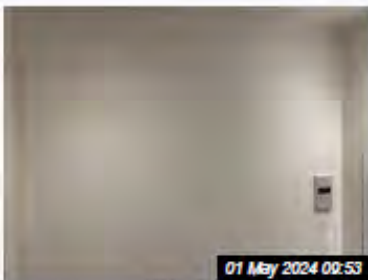
Ref # 13.4



Ref # 13.4



Ref # 13.4



Ref # 13.4



Ref # 13.4

13. Bathroom (Cont.)



Ref # 13.4



Ref # 13.4



Ref # 13.5



Ref # 13.7



Ref # 13.7



Ref # 13.8



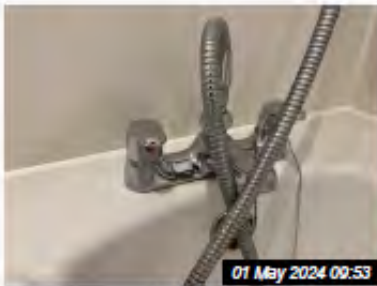
Ref # 13.8



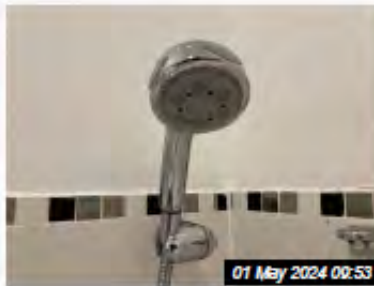
Ref # 13.9



Ref # 13.9



Ref # 13.9



Ref # 13.9

Declaration

I/We the undersigned, affirm that if I/we do not comment on the Inventory in writing within seven days of receipt of this Inventory then I/we accept the Inventory as being an accurate record of the contents and condition of the property.

Signed by the Tenant

MR TOM TAYLOR

Signed by the Landlord

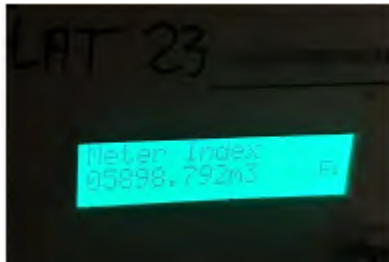
MRS SANDRA SMITH

Check Out



Date: 3 June 2026

Inventory clerk: Daniel Davies



2. Meter Readings

Ref	Name	Description	Reading at Inventory & Schedule of Condition	Reading at Check Out
2.1	Gas Meter	Location: car park cupboard to the left of the communal door Serial No: E6S01645091456	05628 £10.00 emergency credit in use Owed: £22.16	05898.792m3
2.2	Electric Meter	Location: communal hallway cupboard marked electric riser Serial No: K9587475	67388	704283 kWh

2. Meter Readings (Cont.)

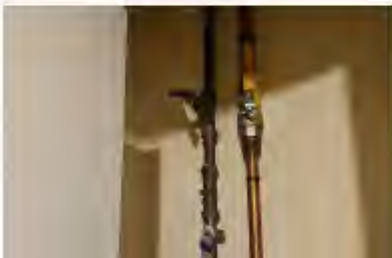


2.3	Water Meter	Location: communal hallway cupboard; opposite the lift Serial No: 07T016963	01743	0185915m ³
-----	-------------	--	-------	-----------------------



3. Property Maintenance Information

Ref	Name	Location at Inventory & Schedule of Condition	Location at Check Out
3.1	Stop Cock	Entrance hall built in cupboard 2	As Inventory & Schedule of Condition



3. Property Maintenance Information (Cont.)

3.2	Fuse Board	Entrance hall above the front door	<i>As Inventory & Schedule of Condition</i>
-----	------------	------------------------------------	---

**4. Keys**

Ref	Name	Condition at Inventory & Schedule of Condition	Condition at Check Out
4.1	Front Door	Top lock x 2 Bottom lock x 2	<i>As Inventory & Schedule of Condition</i>



4.2	Communal Door	2	<i>As Inventory & Schedule of Condition</i>
4.3	Car Park	1 electronic fob	<i>As Inventory & Schedule of Condition</i>

4. Keys (Cont.)

4.4 Other

1 car parking permit

*As Inventory & Schedule of Condition***5. Smoke & Carbon Monoxide Alarms Information**

Ref	Name	Answer at Inventory & Schedule of Condition	Answer at Check Out	Comments
5.1	Is there a smoke detector present on each floor?	Yes	<i>As Inventory & Schedule of Condition</i>	
5.2	Are there any solid fuel heating sources at the property?	No	<i>As Inventory & Schedule of Condition</i>	
5.3	Is there a carbon monoxide alarm present in every room that has a fixed combustion appliance; Boiler, solid fuel or gas fire (excludes gas cookers)	Yes	<i>As Inventory & Schedule of Condition</i>	

6. Smoke & Carbon Monoxide Alarms Condition

Ref	Name	Location Room & Floor	Test Result at Inventory & Schedule of Condition	Test Result at Check Out	Date of Replacement
6.1	Smoke Alarm(s)	Entrance hall ceiling	Alarm tested for power only, audible alarm noted	<i>As Inventory & Schedule of Condition + - working order</i>	None visible

6. Smoke & Carbon Monoxide Alarms Condition (Cont.)



6.2	Heat Alarm(s)	Kitchen ceiling	Alarm tested for power only, audible alarm noted	<i>As Inventory & Schedule of Condition + - working order</i>	Feb 2035
-----	---------------	-----------------	--	---	----------

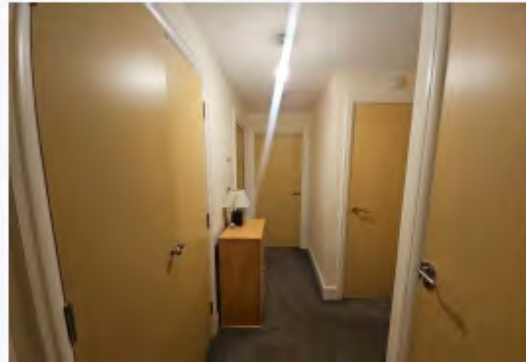
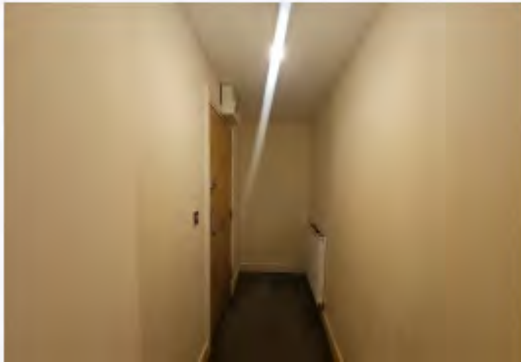


6.3	Carbon Monoxide Alarm(s)	Entrance hall wall	Alarm tested for power only, audible alarm noted	<i>As Inventory & Schedule of Condition + - working order</i>	Sep 2031
-----	--------------------------	--------------------	--	---	----------



6. Smoke & Carbon Monoxide Alarms Condition (Cont.)

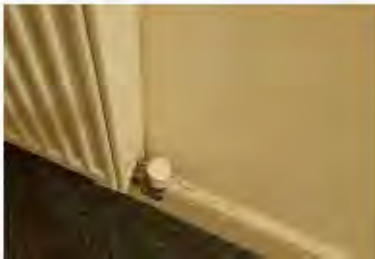
6.4	Carbon Monoxide Alarm(s)	Bedroom 2	Alarm tested for power only, audible alarm noted	<i>As Inventory & Schedule of Condition + - working order</i>	None visible
-----	--------------------------	-----------	--	---	--------------

**7. Entrance / Hallway**

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
7.1	Door / frame	Wood laminate door, white painted wooden frame, standard chrome door dressings, self closer chain; working	Outside is heavily marked and scuffed Large gouge by the outside bottom lock	<i>As Inventory & Schedule of Condition</i>
7.2	Ceiling	Flat white painted plaster Smoke detector	In good clean condition	<i>As Inventory & Schedule of Condition</i>
7.3	Lighting	2 pendant light fittings; no shades	All in good, working order	<i>As Inventory & Schedule of Condition</i>

7. Entrance / Hallway (Cont.)

7.4	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	In good clean condition	As Inventory & Schedule of Condition + Some damage to skirting under radiator Maintenance Required - Investigate
-----	------------------	---	-------------------------	---



7.5	Switches / sockets	3 light switches, 1 electric socket, 1 isolator switch, 1 Drayton thermostat, 1 entry phone, 1 fused switch	In good clean condition	As Inventory & Schedule of Condition
7.6	Flooring	Grey fitted carpet	In good clean condition	As Inventory & Schedule of Condition
7.7	Heating	White radiator, complete	In good, clean condition	As Inventory & Schedule of Condition
7.8	Furniture/Item	Wood laminate side unit, matching double doors and chrome knobs Inside: matching shelf	Shelf and base have stain marks	As Inventory & Schedule of Condition
7.9	Built-In Cupboard 1	Wood laminate double doors, white painted wooden frame, chrome knobs Inside: decorated to match room, matching carpet to base Contains: wooden shelf, chrome hanging rail, electric bar heater	Walls are marked. Shelf has tape to the rear Bar heater has a large stain to the front	As Inventory & Schedule of Condition + Black mark to left wall (low level) Damage to skirting (left side) Maintenance Required - Investigate

7. Entrance / Hallway (Cont.)



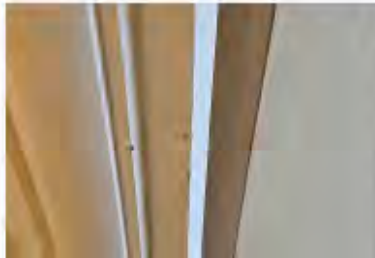
7.10	Built-In Cupboard 2	Wood laminate door, white painted wooden frame, chrome handles Inside: decorated to match room, matching carpet to base Contains: wooden slatted shelf, British Gas monitor unit, multiple light shades, cardboard boxes, wood laminate board, large white hook to the left wall Vaillant boiler with associated purple and switches	Walls and ceiling are heavily marked and stained; hatch not fitted to the inspection area to the ceiling Laminate is lifting and peeling to the outside left edge of the door	<i>As Inventory & Schedule of Condition</i>
7.11	Additional Items	Brown leather lamp with cream shade, wall mounted unframed mirror, carbon monoxide detector, property fuse board	In good, clean condition	<i>As Inventory & Schedule of Condition</i>

8. Bedroom 1



8. Bedroom 1 (Cont.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
8.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	In good clean condition	Chips to frame Maintenance Required - Investigate



8.2	Window(s) / Sill	White UPVC window unit, complete, white painted wooden sill	Frame is paint marked	<i>As Inventory & Schedule of Condition</i>
8.3	Window dressing	Metal curtain pole, matching end finials	In good clean condition	<i>As Inventory & Schedule of Condition</i>
8.4	Ceiling	Flat white painted plaster	Repaired area above the built in cupboard	<i>As Inventory & Schedule of Condition</i>
8.5	Lighting	Pendant light fitting; no shade	All in good, working order	<i>As Inventory & Schedule of Condition</i>
8.6	Walls / skirting	Magnolia painted plaster, white painted wooden skirting, white painted doorstep with no end	In good clean condition; overpainted imperfections visible	<i>As Inventory & Schedule of Condition</i>
8.7	Switches / sockets	2 light switches, 3 electric sockets, 1 TV aerial point, 1 isolator switch	In good clean condition	<i>As Inventory & Schedule of Condition</i>
8.8	Flooring	Grey fitted carpet	In good clean condition	<i>As Inventory & Schedule of Condition</i> + Ripples to carpet to some areas Maintenance Required - Investigate

8. Bedroom 1 (Cont.)



8.9	Heating	White radiator, complete	In good, clean condition	As Inventory & Schedule of Condition
8.10	Built-In Cupboard	Wood laminate double doors, white painted wooden frame, chrome handles, white doorstop with white end to the left side of the frame Inside: decorated to match room, matching carpet to base Contains: wooden shelf, chrome hanging rail	Both doors have areas of roughly repaired damaged by the outside handles, large roughly filled area to the inside of the right door, cracked area to the inside of the left door Walls are marked. Outside of the doors have chips to the top edge	As Inventory & Schedule of Condition + Chips to frame Chips to door Maintenance Required - Investigate



9. En Suite

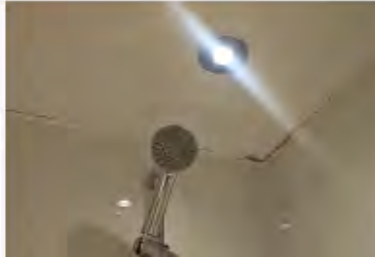


Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
9.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles, matching turn lock	Brown sticky pad to the inside	<i>As Inventory & Schedule of Condition</i> + Chips to frame Peeling to top of door Maintenance Required - Investigate



9.2	Ceiling	Flat white painted plaster Extractor fan; working	In good clean condition	Peeling/cracks to edges of ceiling (above shower cubicle) Maintenance Required - Investigate
-----	---------	---	-------------------------	---

9. En Suite (Cont.)



9.3	Lighting	4 spotlights	All in good, working order	<i>As Inventory & Schedule of Condition</i>
9.4	Walls / skirting	Part white tiles with silver tiled border, part white painted plaster, white tiled boxing, white painted wooden skirting	Grouting is discoloured	<i>As Inventory & Schedule of Condition</i>
9.5	Flooring	Grey/white mosaic tile effect fitted vinyl	In good clean condition	Damage to flooring (infront of sink) Maintenance Required - Investigate



9.6	Heating	White radiator, complete	In good, clean condition	<i>As Inventory & Schedule of Condition</i>
9.7	Toilet	White ceramic toilet, complete, white plastic seat and lid	In good, clean condition	<i>As Inventory & Schedule of Condition</i>
9.8	Basin	White ceramic basin, no plug	In good, clean condition	<i>As Inventory & Schedule of Condition</i>

9. En Suite (Cont.)

9.9	Shower Unit / Cubicle	Tiled shower cubicle to match room, glass panel and matching door in a chrome frame with matching handles White shower tray, chrome mixer tap, matching flexible hose, riser and shower head	In good, clean condition; cap missing to the front of the mixer tap	As Inventory & Schedule of Condition + Some limescale to shower head Cleaning Required - Tenant
-----	-----------------------	---	---	--



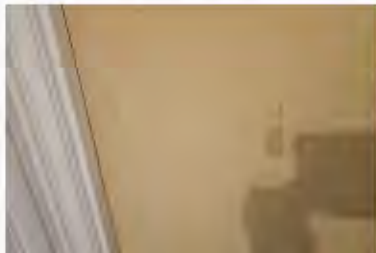
9.10	Additional Items / Information	Wall mounted unframed mirror, shaver socket, 1 chrome towel peg	In good, clean condition	As Inventory & Schedule of Condition
------	--------------------------------	---	--------------------------	--------------------------------------

10. Bedroom 2



10. Bedroom 2 (Cont.)

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
10.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	In good clean condition	Tape residue to door Chips to frame Cleaning Required - Tenant Maintenance Required - Investigate



10.2	Window(s) / Sill	White UPVC window unit, complete, white painted wooden sill	In good clean condition	<i>As Inventory & Schedule of Condition</i>
10.3	Ceiling	Flat white painted plaster 4 inspection hatches	Rear 2 inspection hatches are lifting slightly to the edges	<i>As Inventory & Schedule of Condition</i>
10.4	Lighting	Pendant light fitting; no shade	All in good, working order	<i>As Inventory & Schedule of Condition</i>

10. Bedroom 2 (Cont.)

10.5	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	In good clean condition; overpainted doorstop base behind the door	As Inventory & Schedule of Condition + Patchy to walls Maintenance Required - Investigate
------	------------------	---	--	--



10.6	Switches / sockets	1 light switch, 2 electric sockets, 1 telephone socket	In good clean condition	As Inventory & Schedule of Condition
10.7	Flooring	Grey fitted carpet	In good clean condition	As Inventory & Schedule of Condition
10.8	Heating	White radiator, complete	In good, clean condition	As Inventory & Schedule of Condition
10.9	Additional Items / Information	Wood laminate fitted shelf with drilled hole to the top left corner, matching shelf Carbon monoxide detector	Edging strip to the front of the desk is chipped and has a section missing Shelf is damaged to the left corner	As Inventory & Schedule of Condition

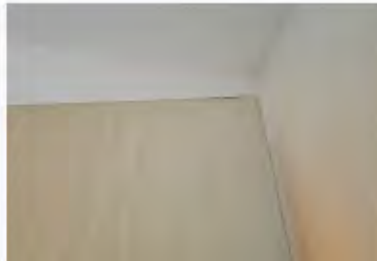
11. Lounge



Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
11.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles	1 fixture hole by each of the handles	<i>As Inventory & Schedule of Condition</i> + Chips to frame Scuffs to frame Chips to top of door Maintenance Required - Investigate



11. Lounge (Cont.)



11.2	Balcony Door	White UPVC and glass double doors, matching frame and handles with integral key locks; 1 key present, 2 matching static window units Wooden threshold Balcony Wooden boards to the base, black metal railings with glass panels to the edges	Frames are paint marked; 8 hooks to the top Balcony condition is consistent with external usage; 1 brass curtain pole to the boards Pink mark to the inside of the right door	<i>As Inventory & Schedule of Condition</i> + Sealant broken around door Maintenance Required - Investigate
------	--------------	---	--	---



11.3	Ceiling	Flat white painted plaster	Paintwork is patchy; large discoloured area above the rear wall radiator	<i>As Inventory & Schedule of Condition</i>
11.4	Lighting	2 pendant light fittings; no shades	All in good, working order	<i>As Inventory & Schedule of Condition</i>
11.5	Walls / skirting	Magnolia painted plaster, white painted wooden skirting	Skirting is moderately worn and marked. Overpainted doorstep base behind the door 2 curtain pole brackets above the balcony doors; loose	<i>As Inventory & Schedule of Condition</i>

11. Lounge (Cont.)

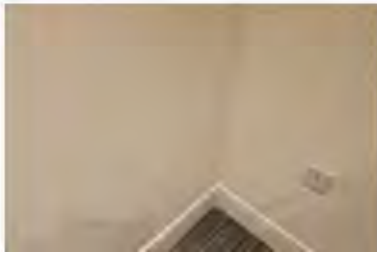
11.6	Switches / Sockets	2 light switches, 4 electric sockets, 1 telephone socket, 1 TV aerial point	TV aerial point is yellowed	<i>As Inventory & Schedule of Condition</i>
11.7	Flooring	Grey fitted carpet	Faint "L" shaped brown stain towards the front right corner	<i>As Inventory & Schedule of Condition</i>
11.8	Heating	2 white radiators, complete	In good, clean condition	<i>As Inventory & Schedule of Condition</i>

12. Kitchen

Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
12.1	Door / frame	Magnolia painted plaster archway	In good clean condition	<i>As Inventory & Schedule of Condition</i>
12.2	Ceiling	Flat white painted plaster Heat detector	In good clean condition	<i>As Inventory & Schedule of Condition</i>
12.3	Lighting	4 spotlights 3 under unit spotlights	All in good, working order	<i>As Inventory & Schedule of Condition</i>

12. Kitchen (Cont.)

12.4	Walls / skirting	Part white tiles with chrome trim, part magnolia painted plaster, white painted wooden skirting	Grouting is discoloured	<i>As Inventory & Schedule of Condition +</i> Splash marks to walls (above sink) Scuffs to some walls Some marks to tiles Maintenance Required - Investigate
------	------------------	---	-------------------------	---

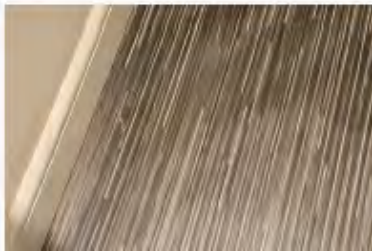
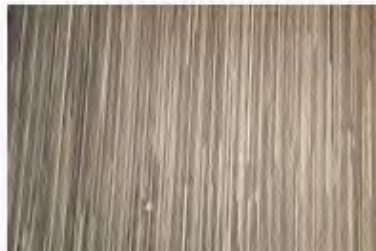


12.5	Switches / sockets	4 electric sockets, bank of appliance switches, 1 oven switch	In good clean condition	Dirt marks to sockets Cleaning Required - Tenant
------	--------------------	---	-------------------------	--

12. Kitchen (Cont.)



12.6	Flooring	Grey striped fitted vinyl	In good clean condition	Chips to flooring Maintenance Required - Investigate
------	----------	---------------------------	-------------------------	---



12.7	Kitchen units	Range of wood laminate cupboard doors and drawers, matching chrome handles	In good, clean condition	Dirt marks within some drawers Cleaning Required - Tenant
------	---------------	--	--------------------------	---



12. Kitchen (Cont.)

12.8	Worktop(s)	Black mottled laminate work surface	In good, clean condition	Small chips to worktop Discolouration to worktop (right of hob) Scratches to worktop Maintenance Required - Investigate
------	------------	-------------------------------------	--------------------------	---



12.9	Sink	Stainless steel sink unit, complete, 2 strainer plugs	In good, clean condition	Some limescale around tap Some dirt marks within sink bowls Cleaning Required - Tenant
------	------	---	--------------------------	---

12. Kitchen (Cont.)



12.10	Extractor Hood	Bosch chrome cooker hood	Fan and light both working. Underside is greasy. Small dent above the brand logo	As Inventory & Schedule of Condition
12.11	Hob	Bosch built in gas hob	In good, clean condition	As Inventory & Schedule of Condition
12.12	Oven	Bosch built in electric oven Contains: 2 metal shelves	In good, clean condition	As Inventory & Schedule of Condition
12.13	Washing Machine	Beko WM62125W washing machine	In good, clean condition	As Inventory & Schedule of Condition + Different brand washing machine in property at the time of the check-out
				Information For Landlord - Investigate

12. Kitchen (Cont.)

12.14	Dishwasher	Beko dishwasher Contains: 2 crockery drawers, 1 cutlery holder	In good, clean condition	As Inventory & Schedule of Condition + Rust to top of door Maintenance Required - Investigate
-------	------------	---	--------------------------	--



13. Bathroom



Ref	Name	Description	Condition at Inventory & Schedule of Condition	Condition at Check Out
13.1	Door / frame	Wood laminate door, white painted wooden frame, chrome handles, matching turn lock	In good clean condition	Chips to frame Maintenance Required - Investigate

13. Bathroom (Cont.)



13.2	Ceiling	Flat white painted plaster Extractor fan; working	In good clean condition	<i>As Inventory & Schedule of Condition</i>
13.3	Lighting	4 spotlights	All in good, working order	<i>As Inventory & Schedule of Condition</i>
13.4	Walls / skirting	Part white tiles with black/grey/white mosaic tiled border, part white painted plaster, white tiled boxing, white painted wooden skirting	In good clean condition	<i>As Inventory & Schedule of Condition</i>
13.5	Flooring	Grey striped fitted vinyl	Slightly rippled by the toilet	<i>As Inventory & Schedule of Condition</i>
13.6	Heating	White radiator, complete	In good, clean condition	<i>As Inventory & Schedule of Condition</i>
13.7	Toilet	White ceramic toilet, complete, white plastic seat and lid	In good, clean condition	<i>As Inventory & Schedule of Condition</i>
13.8	Basin	White ceramic basin, no plug	Limescale around the base of the tap	<i>As Inventory & Schedule of Condition</i>
13.9	Bath / Bath Panels	White plastic bath, complete Shower attachment with chrome flexible hose, shower head holder and shower head	Plughole is tarnished	<i>As Inventory & Schedule of Condition</i> + Some limescale to shower head Cleaning Required - Tenant

13. Bathroom (Cont.)



13.10	Additional Items / Information	Wall mounted unframed mirror, shaver socket, stick on white plastic caddy	In good, clean condition	As Inventory & Schedule of Condition
-------	--------------------------------	---	--------------------------	--------------------------------------

Maintenance Required

Ref	Responsibility	Comments
<u>7.4</u> Entrance / Hallway » Walls / skirting	Investigate	Some damage to skirting under radiator
<u>7.9</u> Entrance / Hallway » Built-In Cupboard 1	Investigate	Black mark to left wall (low level) Damage to skirting (left side)
<u>8.1</u> Bedroom 1 » Door / frame	Investigate	Chips to frame
<u>8.8</u> Bedroom 1 » Flooring	Investigate	Ripples to carpet to some areas
<u>8.10</u> Bedroom 1 » Built-In Cupboard	Investigate	Chips to door Chips to frame
<u>9.1</u> En suite » Door / frame	Investigate	Chips to frame Peeling to top of door
<u>9.2</u> En suite » Ceiling	Investigate	Peeling/cracks to edges of ceiling (above shower cubicle)
<u>9.5</u> En suite » Flooring	Investigate	Damage to flooring (infront of sink)
<u>10.1</u> Bedroom 2 » Door / frame	Investigate	Chips to frame
<u>10.5</u> Bedroom 2 » Walls / skirting	Investigate	Patchy to walls

Maintenance Required

<u>11.1</u> Lounge » Door / frame	Investigate	Chips to frame Chips to top of door Scuffs to frame
<u>11.2</u> Lounge » Balcony Door	Investigate	Sealant broken around door
<u>12.4</u> Kitchen » Walls / skirting	Investigate	Splash marks to walls (above sink) Scuffs to some walls Some marks to tiles
<u>12.6</u> Kitchen » Flooring	Investigate	Chips to flooring
<u>12.8</u> Kitchen » Worktop(s)	Investigate	Scratches to worktop Small chips to worktop Discolouration to worktop (right of hob)
<u>12.14</u> Kitchen » Dishwasher	Investigate	Rust to top of door
<u>13.1</u> Bathroom » Door / frame	Investigate	Chips to frame

Cleaning Required

Ref	Responsibility	Comments
<u>9.9</u> En suite » Shower Unit / Cubicle	Tenant	Some limescale to shower head
<u>10.1</u> Bedroom 2 » Door / frame	Tenant	Tape residue to door
<u>12.5</u> Kitchen » Switches / sockets	Tenant	Dirt marks to sockets
<u>12.7</u> Kitchen » Kitchen units	Tenant	Dirt marks within some drawers
<u>12.9</u> Kitchen » Sink	Tenant	Some dirt marks within sink bowls Some limescale around tap
<u>13.9</u> Bathroom » Bath / Bath Panels	Tenant	Some limescale to shower head

Information For Landlord

Ref	Responsibility	Comments
<u>12.13</u> Kitchen » Washing Machine	Investigate	Different brand washing machine in property at the time of the check-out

Signed by the Tenant

MR TOM TAYLOR

Signed by the Landlord

MRS SANDRA SMITH



Bristol Classy Cleaners

To: Sandra Smith	Quote Number: 178
	Quote Date: 12 July 2026
	Valid For: 30 Days
	Account: SMI245
	VAT Number: 4239862577

QUOTATION

End of tenancy cleaning as per check out report, 25, Eagle Court, Butterfly Drive, Bristol, BS1 9AA

Total Net Amount: £110.00

VAT @ 20%: £22.00

Quote Total: £132.00

From: Sandra Smith <Ssmith@12345internet.com>
Sent: 1 May 2026 09:13
To: Tom Taylor' <tomtaylor@65789internet.com>
Subject: Renters' Rights Act Information Sheet
Attachment: The Renters' Rights Act Information Sheet.pdf

Hi Tom

I hope you are well and that all is ok in the flat?

As you may have seen in the press, the Renters' Rights Act 2025 came into force today and I am required to provide you with the attached information.

If you have any questions, please do let me know and I can try to help. You can also find a lot of information online.

Kind regards

Sandra

From: Tom Taylor' <tomtaylor@65789internet.com>
Sent: 1 May 2026 13:42
To: Sandra Smith <Ssmith@12345internet.com>
Subject: Re: Renters' Rights Act Information Sheet

Dear Sandra

Thank you for your email and the information sheet. I was already aware of the changes.

My circumstances have recently changed and I will be moving in with my partner in June this year. I therefore wish to give my two months' notice in line with the Renters' Rights Act. This notice will expire on 30 June 2026 and I will pay rent until that date.

I am likely to move out of the property by the end of this month, so can you please let me know what arrangements you would like to make for the check out inspection and returning the keys.

Thank you for the time I have spent in the property. I have really enjoyed living here. Can you please let me know the paint colour used in bedroom 2 so that I can put it back to the original colour.

With very best wishes

Tom

=====
From: Sandra Smith <Ssmith@12345internet.com>
Sent: 1 May 2026 09:13
To: Tom Taylor' <tomtaylor@65789internet.com>
Subject: Re: Re: Renters' Rights Act Information Sheet

Hi Tom

I was surprised to read that you will be leaving the property at the end of the month as you are still in a fixed term tenancy until the 30 November 2026. If you wish to end the tenancy early you will need to pay a re-letting fee of £500.00, and we will then advertise the property for letting. You will also remain liable for the rent until the property is re-let.

Yours,

Sandra

From: Tom Taylor' <tomtaylor@65789internet.com >

Sent: 13 October 2024 13:42

To: Sandra Smith <Ssmith@12345internet.com >

Subject: Decoration in bedroom 2

Dear Sandra

I hope that you are well.

I am really enjoying living in Eagle Court. I was hoping that you would agree to me painting the second bedroom in green. I would really like to make it feel like my own. I would be happy to show you the shade.

I look forward to hearing from you.

Kind regards

Tom

From: Sandra Smith <tomtaylor@65789internet.com >

Sent: 14 October 2024 09:13

To: Tom Taylor' <tomtaylor@65789internet.com >

Subject: Re: Decoration in bedroom 2

Dear Tom

I am happy for you to make the flat feel like home, and for you to redecorate. However, I have found it difficult in the past to let properties painted in strong colours, so I can only agree if you agree to repaint the room back to magnolia at the end of the tenancy.

Best wishes

Sandra

Rent statement

Property : 25, Eagle Court, Butterfly Drive, Bristol, BS1 9AA

Tenant: Tom Taylor

Date	Rent Due	Rent received	Arrears/credit
1 May 2024 <i>(rent for period 1 to 31 May 2024)</i>	£1,300.00		
1 May 2024		£1,300.00	£0.00
1 June 2024 <i>(rent for period 1 to 30 June 2024)</i>	£1,300.00		
3 June 2024		£1,300.00	£0.00
1 July 2024 <i>(rent for period 1 to 31 July 2024)</i>	£1,300.00		
1 July 2024		£1,300.00	£0.00
1 August 2024 <i>(rent for period 1 to 31 August 2024)</i>	£1,300.00		
1 August 2024		£1,300.00	£0.00
1 September 2024 <i>(rent for period 1 to 30 September 2024)</i>	£1,300.00		
2 September 2024		£1,300.00	£0.00
1 October 2024 <i>(rent for period 1 to 31 October 2024)</i>	£1,300.00		
1 October 2024		£1,300.00	£0.00
1 November 2024 <i>(rent for period 1 to 30 November 2024)</i>	£1,300.00		
1 November 2024		£1,300.00	£0.00
1 December 2024 <i>(rent for period 1 to 31 December 2024)</i>	£1,300.00		
2 December 2024		£1,300.00	£0.00
1 January 2025 <i>(rent for period 1 to 31 January 2025)</i>	£1,300.00		
2 January 2025		£1,300.00	£0.00
1 February 2025 <i>(rent for period 1 to 28 February 2025)</i>	£1,300.00		
3 February 2025		£1,300.00	£0.00
1 March 2025 <i>(rent for period 1 to 31 March 2025)</i>	£1,300.00		
3 March 2025		£1,300.00	£0.00
1 April 2025 <i>(rent for period 1 to 30 April 2025)</i>	£1,300.00		
1 April 2025		£1,300.00	£0.00
1 May 2025 <i>(rent for period 1 to 31 May 2025)</i>	£1,300.00		

1 May 2025		£1,300.00	£0.00
1 June 2025 (rent for period 1 to 30 June 2025)	£1,300.00		
2 June 2025		£1,300.00	£0.00
1 July 2025 (rent for period 1 to 31 July 2025)	£1,300.00		
1 July 2025		£1,300.00	£0.00
1 August 2025 (rent for period 1 to 31 August 2025)	£1,300.00		
1 August 2025		£1,300.00	£0.00
1 September 2025 (rent for period 1 to 30 September 2025)	£1,300.00		
1 September 2025		£1,300.00	£0.00
1 October 2025 (rent for period 1 to 31 October 2025)	£1,300.00		
1 October 2025		£1,300.00	£0.00
1 November 2025 (rent for period 1 to 30 November 2025)	£1,300.00		
3 November 2025		£1,300.00	£0.00
1 December 2025 (rent for period 1 to 31 December 2025)	£1,300.00		
1 December 2025		£1,300.00	£0.00
1 January 2026 (rent for period 1 to 31 January 2026)	£1,300.00		
2 January 2026		£1,300.00	£0.00
1 February 2026 (rent for period 1 to 28 February 2026)	£1,300.00		
2 February 2026		£1,300.00	£0.00
1 March 2026 (rent for period 1 to 31 March 2026)	£1,300.00		
2 March 2026		£1,300.00	£0.00
1 April 2026 (rent for period 1 to 30 April 2026)	£1,300.00		
1 April 2026		£1,300.00	£0.00
1 May 2026 (rent for period 1 to 31 May 2026)	£1,300.00		
1 May 2026		£1,300.00	£0.00
1 June 2026 (rent for period 1 to 30 June 2026)	£1,300.00		
1 June 2026		£1,300.00	£0.00
1 July 2026 (rent for period 1 to 31 July 2026)	£1,300.00		- £1,300.00
1 August 2026 (rent for period 1 to 31 August 2026)	£1,300.00		- £2,600.00

Mircle Maintenance, 21 Far Road, Yatton, BS21 6NP

Sandra Smith
23 Tar Road
Weston-super-Mare
BS24 6YP

Quote
Quote # 189

Description	Quantity	Rate	VAT	Amount
Bathroom floor Supply and install white/light grey, vinyl flooring to bathroom floor, Labour and materials remove and dispose of existing	1	£214.50	0%	£214.50
Repaint bedroom 2 Apply 2 coats of magnolia to bedroom two, Labour and materials	1	£320.00	0%	£320.00
Sealant around door Reapply sealant around the door, Labour and materials	1	£36.00	0%	£36.00
Kitchen walls Repaint kitchen walls in magnolia 2 coats Labour and materials	1	£190.00	0%	£190.00
Damage to skirting Repair skirting under the radiator in the hallway Labour and materials	1	£40.00	0%	£40.00

Subtotal	£800.50
VAT 0% (£781.00)	£0.00
Total	£800.50
Total	£800.50

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

**25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL,
BS1 9AA**

GUIDANCE NOTES FOR TENANTS

Welcome to your Assured Shorthold Tenancy Agreement this is an important document as it will govern your relationship both with the Landlord of your new rental property and with the letting or managing agent for the whole of the time that you are actually in residence. As such you should read the document through carefully and raise any queries with the letting agent who gave you this agreement.

At the same time, please be aware that you have the right to seek independent advice if you wish from a solicitor or other advice agency. This agreement imposes substantial obligations on you which will last for a considerable period of time and so if there is anything you do not understand or are concerned about then you are strongly advised to take legal advice.

As well as the Tenancy Agreement, you may be asked to sign the check-in or inventory which will set out the condition of the property and will list the Landlord's furnishings, fixtures, and fittings and the other items which the Landlord provides for your use during the Tenancy.

You will also be given copies of the following documents, receipt of which is acknowledged on the final page of the Agreement itself:

- The How to Rent Guide produced by HM Government (England only)
- Energy Performance Certificate for your property
- A current Gas Safety Certificate for your property—if there is a gas supply
- An Electrical Installation Condition Report (EICR) for your property which sets out the condition of the fixed electrical wiring but not the condition of any electrical appliances (England only)
- Details of the scheme with which your Deposit will be registered including details as to how you will recover your Deposit on your departure
- A check-list of the key Deposit registration information, generally described as 'Prescribed Information'

If any of these documents are missing when you come to sign your Agreement, please speak with your letting agent as these documents are just as important as the Tenancy Agreement itself.

SUMMARY OF AGREEMENT

Landlord(s):

Sandra Smith

Tenant(s):

Tom Taylor

Premises:

25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL, BS1 9AA

Rent:

£1,300.00 per month

Rent Due Date:

1st

Deposit:

£1,500.00

Commencement Date:

1st May 2024

Expiry Date:

31st October 2024

DEFINITIONS

Act of Parliament 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.

The Agreement References to “Agreement” or “the Agreement” are to this Tenancy Agreement.

Check-In Inventory and Schedule of Condition “The Check-In Inventory and Schedule of Condition” or “Inventory” means the document which provides details of condition, fixtures and fittings which is drawn up prior to the commencement of the Tenancy by the Landlord, the Landlord’s Agent or an inventory clerk.

Deposit The “Deposit” means any single amount of money paid by the Tenant or a third party to the Landlord or to the Agent in a Stakeholder capacity under the Tenancy as security against the performance of the Tenant’s obligations under the Tenancy, the discharge of any liabilities, any damage to the Premises and/or non-payment of rent during the Tenancy.

Deposit Holder The “Deposit Holder” as mentioned in the Prescribed Information pages attached to this Agreement is the person, firm, or company who holds the Deposit, and is a member of a Tenancy Deposit Protection Scheme (“TDPS”) approved by the government to register Deposits under the Housing Act 2004.

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

Guarantor Any person(s) who has agreed to meet all of the Tenant’s responsibilities under the Agreement in the event the Tenant defaults on any of their obligations under this Agreement.

Insurable Risks “Insurable Risks” means fire, storm, tempest and such other perils that are included in any insurance policy the Landlord may obtain.

Joint and Several 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 Tenants are responsible for the payment of all rent and all liabilities falling upon the Tenants during the Tenancy or any extension of it. Individually each Tenant is also responsible for payment of all rent and all liabilities falling upon the Tenants as well as any breach of the Agreement. This means that the Landlord can choose to pursue any one Tenant or any group of them for the total sum owed under this Agreement.

Landlord The expression ‘Landlord’ shall include anyone lawfully entitled to the Premises upon the termination or expiry of the Tenancy.

Permitted Occupier “Permitted Occupier”, if used in the Agreement, includes any person who is permitted by the Landlord to reside at the Premises as a licensee of the Tenant. The Tenant is responsible for ensuring that any Permitted Occupier keeps to all the terms of this Agreement apart from those relating to the payment of rent.

The Premises References to the “Premises” include reference to any part or parts of the Premises and the boundaries of the same together with the garden, garage and parking space (if applicable); but excluding; See special conditions if applicable.

Relevant Persons “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, e.g. a local authority, parent, or Guarantor. Relevant Persons will be given details of the scheme with which the deposit will be registered.

Stakeholder Where the Deposit is held as “Stakeholder” no deductions can be made from the Deposit where a dispute over these arises unless that dispute is resolved by agreement, preferably in writing, by the parties, or following an order from the court, or an adjudication decision from the TDPS.

The Tenant “The Tenant” includes anyone to whom the Tenancy has been lawfully transferred, for the Term of the Agreement.

The Term / the Tenancy References to “the Term” or “the Tenancy” include any extension or continuation of the Agreement or any periodic Tenancy which may arise following the expiry or determination of the Term specified in clause 2.

Water charges References in this Agreement to “water charges” include references to sewerage and environmental service charges.

ASSURED SHORTHOLD TENANCY AGREEMENT

This agreement is made on **1 May 2024**.

Between:

Sandra Smith of 123 Roman Way, Clifton, Bristol, BS8
“**The Landlord**”; and

Tom Taylor of 54 Main Street, Horfield, Bristol, BS6
“**The Tenant**”; and

(Collectively “the Parties”)

IT IS AGREED AS FOLLOWS:

1. The Landlord lets to the Tenant the residential premises known as **25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL, BS1 9AA:** ("the Premises").

2. The Tenancy shall be from and including the day of **1st May 2024** ("the Commencement Date") to and including the **31st October 2024** and thereafter continuing as a contractual periodic tenancy from month to month and until terminated by either party serving a notice on the other in accordance with this Agreement ("the Expiration Date"), "the Term".

3. The Tenant shall pay to the Landlord or the Landlord's Agent in full by way of rent the amount of **£1,300.00** per calendar month by Bank Standing Order or Direct Debit to:

Sort Code : 09-09-01
Account Number: 21345789
Account Name: Sandra Smith

exclusive of Council Tax and exclusive of Water Charges in advance in cleared funds on the **1st** of each month during the Term. The first such payment to be made on the signing of this Agreement for the period from the Commencement Date until the next rent payment date.

4. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act 1988 (as amended) and shall take effect subject to the provisions for recovery of possession provided for by virtue of Sections 8 and 21 of that Act.

5. Where the Tenancy 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. Any obligation imposed on the Tenant by this Agreement shall include an obligation on the Tenant to use their reasonable endeavours to ensure that no other person shall break that same obligation.

7. In the event of a default by the Tenant(s) of any of their obligations or responsibilities under the Agreement, the Guarantor(s) (if any) shall become immediately liable to remedy said default. In the event of multiple Guarantors, each shall be Joint and Severally liable.

8. Deposit

8.1 The sum of **£1,500.00** shall be paid by The Tenant to the Agent upon the signing of this Agreement by way of a security deposit ("the Deposit").

8.2 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 person or persons outlined at clause 8.1 above. Where the Agent is holding the Deposit it will do so as a Stakeholder.

8.3 The Landlord's Agent will register the Deposit within thirty days of the commencement of the Tenancy or receipt of the Deposit, whichever is earlier, and give to the Tenant and to any Relevant Person a copy of the Prescribed Information together with details of the scheme applicable to the registration of the Deposit.

8.4 Where the Deposit is held by the Agent, then any interest earned on the holding of the Deposit will belong to the Agent.

8.5 The Deposit has been taken for the following purposes:

8.5.1 Any fees or other monies that the Agent is entitled to recover from the Tenant pursuant to the Agreement.

8.5.2 Any rent or other money due or payable by the Tenant under the Tenancy of which the Tenant has been made aware and which remains unpaid after the end of the Tenancy. This will include a fee which any Agent is entitled to recover from the Tenant.

8.5.3 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 the Tenancy, insured risks and repairs that are the responsibility of the Landlord.

8.5.4 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 the Agreement, including those relating to the cleaning of the Premises and its fixtures and fittings, and contents.

8.5.5 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.

Note: Adjudicators will consider claims against the Deposit in the order set out in the Tenancy Agreement.

8.6 At the end of the Tenancy

8.6.1 The Agent should tell the Tenant within 10 working days of the end of the Tenancy if they propose to make any deductions from the Deposit.

8.6.2 If there is no dispute the Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the Agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit.

8.6.3 In the event of multiple Tenants comprising the Tenant, each of them agrees with the other(s) that any one of them may consent on behalf of all the others to use alternative dispute resolution through the TDPS to deal with any dispute about the Deposit at the end of the Tenancy.

8.6.4 If, after 10 working days following notification of a dispute to the 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 (subject to 8.6.5 below) be submitted to the TDPS for adjudication. All parties agree to co-operate with the adjudication process.

8.6.5 The rights of the Landlord, the Agent and of the Tenant to take legal action through the County Court remain unaffected by clause 8.6.4 above.

8.7 If there is a change of Landlord during the Tenancy, the Tenant shall consent to the transfer of the amount of the Deposit (or the balance of it) to the purchaser or assignee 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 protected and will continue to be protected by TDPS.

8.8 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".

8.9 Where more than one person is comprised for the time being in the expression "the Tenant" the Deposit may be repaid to any one Tenant and this repayment shall discharge the Landlord from any further liability in respect of the amount so repaid.

8.10 The Tenant is not permitted to withhold payment of any sum of Rent on the basis that the Landlord has been paid the Deposit.

9. Tenants Obligations

The Tenant agrees with the Landlord as follows;

9.1 Rent

9.1.1 To pay the rent according to the terms of this Agreement whether formally demanded or not in accordance with clause 3.

9.1.2 Tenant shall pay to the Landlord simple interest calculated on a daily basis at the rate of 3% per annum above the Bank of England base rate from time to time on any rent or other money payable under this agreement remaining unpaid for more than 14 days after the day on which it became due from the date the money became due until the date it is paid.

9.2 Conditions of Premises, Repair and Cleaning

9.2.1 To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (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 Term (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).

9.2.2 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 Term. To deliver up the Premises with full vacant possession with all the Fixtures and Fittings at the determination of the Term in the same clean and tidy condition and order as at the commencement of the Term and in accordance with the Tenant's obligations and to deliver all keys to the Premises to the Landlord or his Agent

9.2.3 To make good all damages, breakages, and losses to the Premises and its contents that may occur during the Term caused by the act or omission of the Tenant or any person who is residing or sleeping in or visiting the Premises (with the exception of fair wear and tear).

9.2.4 To keep all electric lights in good working order and in particular to replace all fuses, bulbs, fluorescent tubes and fluorescent starter switches as and when necessary.

9.2.5 To replace all broken glass in the Premises promptly with the same quality glass, where the Tenant or any person who is residing, sleeping in, or visiting the Premises causes the breakage.

9.2.6 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.

9.2.7 If the Landlord gives the Tenant written notice requiring the Tenant to carry out any repairs or other works for which the Tenant is responsible under this Agreement the Tenant must carry them out within a reasonable time.

9.2.8 To take reasonable precautions to prevent infestation and to pay for the eradication of infestation caused by the negligence, action or lack of action of the Tenant.

9.2.9 To keep the windows of the Premises clean.

9.2.10 To wash and clean all items that may have become soiled during the Term.

9.2.11 To have all chimneys and flues (if any) thoroughly swept and cleaned as often as necessary and within one month prior to the termination of the Tenancy.

9.2.12 To take all appropriate precautions to ensure adequate ventilation to the Premises.

9.2.13 (If applicable) to pay for the emptying of the septic tank or cess pit throughout the Tenancy and at the end of the Tenancy provided it has been emptied prior to the start of the Tenancy and proof has been provided by a copy of an invoice from the service provider.

9.2.14 (If applicable) to pay to have the oil tanks filled throughout the Tenancy and at the end of the Tenancy provided they were all filled prior to the start of the Tenancy and proof has been provided by a copy of an invoice from the service provider.

9.2.15 (If applicable) to leave the oil tank filled to the same level at the end of the Tenancy as at the commencement.

9.2.16 (If applicable) to pay to have the oil system and boiler bled if the Tenant allows the oil supply to run out.

9.2.17 To clean and disinfect any and all showerheads in the Premises every six months.

9.2.18 To ensure that the water softener, if provided, is operational throughout the Tenancy and to provide and fill the water softener with salt as and when necessary as specified in the written instructions.

9.2.19 To defrost the refrigerator and freezer as required.

9.3 Access and Inspection

9.3.1 To permit the Landlord, any superior Landlord, 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.

9.3.2 To permit the Premises to be viewed during the last two months of the Term 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 Tenant of the Premises who is authorised by the Landlord to view the Premises and to erect "For Sale" or "To Let" boards at their discretion.

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

9.4 Insurance

9.4.1 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 sums from time to time paid by way of increased premium and all reasonable expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision.

9.4.2 The Tenant will promptly, in writing, notify the Landlord of any defect to the Premises, or Fixture and Fittings 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.

9.4.3 The Tenant is required to have sufficient means to cover their liability for the Landlords fixtures and fittings as set out in this Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively the Tenant could purchase a suitable insurance policy to cover this liability.

9.4.4 The Landlord's insurance policy does not cover the Tenant's possessions within the Premises. The Tenant is advised to consider the need for Tenant's Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

9.4.5 The Landlord will not be responsible for any damage caused to the Tenant's belongings unless it is caused by an act or omission by the Landlord which invalidates any insurance you do have.

9.5 Charging, Assignment, Novation and Surrender

Not to charge, assign, underlet, part with, or share the possession of part or all of the Premises and not to permit any persons other than the person 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 to the Agent a reasonable fee to amend this agreement.

9.6 Illegal, Immoral Usage

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

9.6.2 Not to use or consume in or about the Premises during the continuance of this Tenancy 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.

9.7 Inflammable or Noxious Substances and Equipment

Not to keep any dangerous, inflammable, or noxious goods, materials, or substances in or on the Premises apart from in such small quantities as required for general household use.

9.8 Nuisance and Noise

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 property, or to the owners or occupiers of it. This includes any nuisance caused by noise.

9.9 Utilities and Council Tax

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

9.9.2 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. Charges falling due partly during and partly before or after the Tenancy will be apportioned.

9.9.3 To notify each supplier of gas, electricity, water, telephone and internet services, as well as the local authority immediately that the Tenancy 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.

9.9.4 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 without the Landlord's prior written consent, such consent not to be unreasonably withheld. If the Tenant changes the supplier of the utilities then he must provide the name and address of the new supplier to the Landlord or his Agent immediately and ensure that the account is returned to the original supplier at the termination of the Tenancy. 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 the Commencement Date.

9.9.5 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 associated with reconnecting or resuming those services.

9.9.6 Not to change any utility supplier without the written consent of the Landlord or the Agent; and provide the name, address and account number of the new supplier upon transfer.

9.9.7 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.

9.9.8 To pay and to indemnify the Landlord for the Council tax due for the Premises during the Term.

9.10 Animals and Pets

9.10.1 Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord, such consent not to be unreasonably withheld, delayed, or withdrawn. At the end of the Tenancy, the Tenant agrees to have the Premises cleaned to a standard commensurate with the condition of the Premises at the commencement of the Tenancy.

9.10.2 Where such consent is given the Tenant will pay the Agent's reasonable fees to amend this agreement.

9.11 Usage

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

9.11.2 The Tenant will not use the Premises in such a way as to make them an HMO, or if an HMO a licensable HMO, under the Housing Act 2004 without prior written consent and will not do anything to breach any condition of any license granted under Part 2 or Part 3 of the Housing Act 2004.

9.12 Locks

9.12.1 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.

9.12.2 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 Tenancy and in the event that any keys or security devices have been lost, pay to the Agent such charges as set out in the Agents published scale of fees.

9.12.3 If any lock is installed or changed in the Premises without the Landlord's prior written consent, then to remove that lock if required by the Landlord and to make good any resulting damage.

9.12.4 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 his Agent for any reasonable costs that maybe incurred.

9.13 Fixtures and Fittings

9.13.1 Not to remove any of the Fixtures and Fittings from the Premises or 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.

9.13.2 Not to remove any of 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.

9.14 Alterations and Redecoration

9.14.1 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.

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

9.15 Empty Premises

9.15.1 Before leaving the Premises vacant for any continuous period of 14 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.

9.15.2 To ensure that at all times 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.

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

9.16 Drains

9.16.1 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.

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

9.16.3 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 as a result of the Tenant's negligence and/or misuse.

9.17 Affixation of Items

9.17.1 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.

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

9.18 Washing

Not to hang any washing, clothes or other articles on any balcony 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 inside the Premises.

9.19 Costs and Charges

9.19.1 To protect the Landlords from loss arising from a claim that may be brought against the Tenants as a consequence 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 a Tenant's right to have such costs assessed by the relevant court.

9.19.2 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.

9.20 Refuse

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.

9.21 Smoking and Fire Safety

9.21.1 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.

9.21.2 To take reasonable precautions to protect the Premises from fire and not to burn candles or incense or any other form of naked flame inside the Premises other than the Landlord's provided cooking appliances.

9.22 Garden

9.22.1 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.

9.22.2 To keep the window boxes borders, paths, and patios, if any, in good order and weeded.

9.22.3 To allow any person authorised by the Landlord or his Agent if applicable access to the Premises for the purpose of attending to the garden upon 24 hours notice in writing.

9.22.4 Not to lop, prune, remove or destroy any existing plants, trees or shrubs, unless it is required to keep the garden in good order without the consent of the Landlord or the Agent which will not be unreasonably withheld.

9.23 Vehicles and Conveyances

9.23.1 To park private vehicle(s) only at the Premises.

9.23.2 To park in the space allocated to the Premises, if the Tenant is allocated a car parking space.

9.23.3 To park in the garage or the driveway to the Premises if applicable.

9.23.4 To keep any garage, driveway, or parking space free of oil and to pay for the removal and cleaning of any spillage caused by a vehicle of the Tenant, his family, contractors or visitors.

9.23.5 To remove all vehicles belonging to the Tenant, his family or visitors at the end of the Tenancy.

9.23.6 Not to park any vehicle at the Premises that is not in road worthy condition and fully taxed.

9.23.7 Not to bring any motorbike, scooter, or bicycle into any residential part of the Premises. Not to charge any batteries overnight or when unattended.

9.24 End of the Tenancy, Inventory and Check-out

9.24.1 To return a signed copy of the Inventory and Schedule of Condition given to the Tenant at the start of the Tenancy if applicable within seven days of the commencement date of the Tenancy with any written amendments or notes.

9.24.2 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 Tenancy 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 Agent 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.

9.24.3 To arrange for the reading of the gas, electricity and water meter, if applicable, at the end of the Tenancy and the departure of the Tenant from the Premises.

9.24.4 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 the Tenancy created by 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 he shall see fit. The Tenant shall in any event indemnify the Landlord for any costs incurred by the Landlord in connection with the removal, storage or sale of such items.

- The Tenant shall pay by way of damages to the Landlord any additional expenses which the Landlord shall have reasonably incurred in checking the Inventory and Schedule of Condition if the same could not reasonably be finalised until any goods or personal effects belonging to the Tenant have been removed from the Premises.

9.25 Notices

To promptly forward to the Landlord or his Agent all correspondence including any notice of a legal nature delivered to the Premises touching or affecting the Premises, its boundaries or neighboring properties and to cooperate fully with the landlord in adhering to or challenging any such notice.

9.26 Headlease

If applicable to observe all of 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 Tenancy.

9.27 Smoke Alarms and Carbon Monoxide detectors

9.27.1 To keep all smoke alarms and Carbon Monoxide detectors in good working order and in particular to replace all batteries as and when necessary and to check the alarms monthly to ensure that they work. To inform the Landlord promptly if the smoke alarms and Carbon Monoxide detectors require maintenance or repair.

9.27.2 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.

9.28 Burglar Alarms

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

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

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

9.29 Immigration Act

9.29.1 It is a condition of this agreement that any person who resides at the Premises whether named in the Tenancy Agreement or not must prove their Right to Rent as defined by the Immigration Act 2014 prior to taking occupation of the Premises.

9.29.2 If any person forming the Tenant or any occupier changes during the Tenancy all persons forming the Tenant agree to seek written consent from the Landlord or his Agent prior to any additional or new person taking occupation of the Premises and to ensure that any new or additional persons forming the Tenant, the occupier or wishing to reside in the Premises proves their Right to Rent under the Immigration Act 2014.

9.29.3 If the Tenant has a time limited Right to Rent as defined by the Immigration Act 2014, the Tenant shall, provide further evidence of their ongoing Right to Rent to the Landlord promptly on request.

10. Landlords Obligations

The Landlord agrees with the Tenant as follows;

10.1 Quiet Enjoyment

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 during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.

10.2 Insurance

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.

10.3 Repair

10.3.1 To keep in repair and proper working order provided that he has been notified of the need of such repair 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.

10.3.2 Sections 11–16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988) apply to this Agreement. These require that provided the Landlord has been notified of the want of repair, the Landlord will 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 space and water heating. The Landlord will not accept responsibility for charges incurred by the Tenant that might otherwise be the Landlords responsibility, except in the case of an emergency.

10.3.3 The Landlord shall take all reasonable steps to ensure that the Premises shall comply with the Homes (Fitness for Human Habitation) Act 2018.

10.4 Safety Regulations

10.4.1 The furniture and equipment within the Premises complies with the Furniture and Furnishings (Fire)(Safety) Regulations 1988 as amended in 1993.

10.4.2 The gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Safety Check Certificate will be given to the Tenant when signing this agreement. The Tenant will provide access for the Safety Check Certificate to be renewed on an annual basis.

10.4.3 The electrical installation complies with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 at the start of the Tenancy. The Tenant will be provided with a copy of the Electrical Installation Condition Report (EICR) before the start of the Tenancy. The Tenant will provide access for the EICR to be renewed as required.

10.4.4 The Premises are compliant with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 at the start of the Tenancy.

10.5 Legionella

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, the Tenancy. 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.

11. Mutual Obligations

It is mutually agreed as follows:

11.1 Any agreement or obligation on the part of the Tenant (howsoever expressed) to do or not to do any particular 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).

11.2 Rent Review

It is agreed that the Landlord may give not less than one month's notice to the Tenant expiring on the next rent due date to increase the Rent every 12 months on the anniversary of the commencement of the Tenancy. The Rent shall be an upwards only increase by a percentage equal to the most recently published figure for the percentage change over twelve months in the Retail Prices Index (All Items) figure (Series ID: CZBH). Time will not be of the essence for the purposes of this clause.

11.3 Reimbursement

11.3.1 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 and when requested so to do failing which the Landlord may treat his loss as a deductible sum from the Deposit.

11.3.2 Should the Tenant wish to leave their contract early, the Landlord is entitled by way of damages, that the Tenant shall pay the costs of re-letting the Premises as well as all rent due under the Tenancy, until the start date of the new Tenancy. These costs will be no more than the maximum amount of rent outstanding under the Agreement.

11.4 Data Protection and Confidentiality

The Tenant's personal data, which will be processed in the execution of this Agreement will be handled in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and in accordance with the Privacy Notice provided by the Landlord's Agent.

11.5 Forfeiture

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 listed in Schedule 2 of the Housing Act 1988; then the Landlord may re-enter upon the Premises provided he has complied with his statutory obligations and at that time the Tenancy shall end, but 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 the Tenancy.

11.6 Interruptions to the Tenancy

11.6.1 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.

11.6.2 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.

11.7 Notices

11.7.1 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/Agent is:

123 Roman Way, Clifton, Bristol, BS8

11.7.2 The provisions as to the service of notices in Section 196 of the Law of Property Act 1925 apply and further any notices, or documents relating to the deposit protection scheme used in this Agreement, or any other documents or notices 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. Any such notice shall be deemed served the next working day after posting or leaving at the Premises.

11.7.3 Any notice or other document to be served on the Tenant under this agreement shall be deemed served if sent by email to the following email address provided by the Tenant at the start of the Tenancy and which the Tenant has confirmed as being their own: tomtaylor@yahoo.com. Any notice to be served by the Tenant under this agreement may be served by email to the following email address which the Agent/Landlord has confirmed as being their own: ssmith23@outlook.com. If the email is sent on a business day before 16:30 then it shall be deemed served that day; or in any other case, the next business day after the day it was sent.

11.8 Jurisdiction

This Agreement will be subject to the exclusive jurisdiction of the Courts of England and Wales.

11.9 Documentation

The Tenant acknowledges receipt of the documents listed in the Guidance Notes for Tenants attached to this Agreement.

12. SPECIAL TERMS AND CONDITIONS

It is mutually agreed as follows:

12.1 Responsibilities

12.1.1 Not to cause obstruction in any common areas of any building of which the Premises forms a part. The Landlord reserves the right to remove or have removed any such obstruction and as such the Tenant agrees to indemnify the Landlord for any costs or expenses incurred by the Landlord in connection with the removal, storage or sale of such items.

12.3 Additional Clause(s)

- **Parking:** The Landlord and the Tenant agree that the Tenant may have use of the one allocated parking space located in the undercroft parking area. A valid and legible permit must be displayed at all times.
- The tenant hereby agrees that they acknowledge the condition and cleanliness of the property at the start of the tenancy which will be stated in the inventory/check-in report. The tenant also hereby agrees that they will return the property in the same condition and cleanliness state when they surrender the property/ at the end of their tenancy.

Signed by the landlord:

Sandra Smith


22nd of April 2024 10:29:25 UTC

Signed by the Tenant(s):

Tom Taylor

Handwritten signature

22nd of April 2024 10:00:49 UTC

**ASSURED SHORTHOLD
TENANCY AGREEMENT**

**25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL,
BS1 9AA**

GUIDANCE NOTES FOR TENANTS

Welcome to your Assured Shorthold Tenancy Agreement this is an important document as it will govern your relationship both with the Landlord of your new rental property and with the letting or managing agent for the whole of the time that you are actually in residence. As such you should read the document through carefully and raise any queries with the letting agent who gave you this agreement.

At the same time, please be aware that you have the right to seek independent advice if you wish from a solicitor or other advice agency. This agreement imposes substantial obligations on you which will last for a considerable period of time and so if there is anything you do not understand or are concerned about then you are strongly advised to take legal advice.

As well as the Tenancy Agreement, you may be asked to sign the check-in or inventory which will set out the condition of the property and will list the Landlord's furnishings, fixtures, and fittings and the other items which the Landlord provides for your use during the Tenancy.

You will also be given copies of the following documents, receipt of which is acknowledged on the final page of the Agreement itself:

- The How to Rent Guide produced by HM Government (England only)
- Energy Performance Certificate for your property
- A current Gas Safety Certificate for your property—if there is a gas supply
- An Electrical Installation Condition Report (EICR) for your property which sets out the condition of the fixed electrical wiring but not the condition of any electrical appliances (England only)
- Details of the scheme with which your Deposit will be registered including details as to how you will recover your Deposit on your departure
- A check-list of the key Deposit registration information, generally described as 'Prescribed Information'

If any of these documents are missing when you come to sign your Agreement, please speak with your letting agent as these documents are just as important as the Tenancy Agreement itself.

SUMMARY OF AGREEMENT

Landlord(s):

Sandra Smith

Tenant(s):

Tom Taylor

Premises:

25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL, BS1 9AA

Rent:

£1,300.00 per month

Rent Due Date:

1st

Deposit:

£1,500.00

Commencement Date:

1 December 2025

Expiry Date:

30 November 2026

DEFINITIONS

Act of Parliament 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.

The Agreement References to “Agreement” or “the Agreement” are to this Tenancy Agreement.

Check-In Inventory and Schedule of Condition “The Check-In Inventory and Schedule of Condition” or “Inventory” means the document which provides details of condition, fixtures and fittings which is drawn up prior to the commencement of the Tenancy by the Landlord, the Landlord’s Agent or an inventory clerk.

Deposit The “Deposit” means any single amount of money paid by the Tenant or a third party to the Landlord or to the Agent in a Stakeholder capacity under the Tenancy as security against the performance of the Tenant’s obligations under the Tenancy, the discharge of any liabilities, any damage to the Premises and/or non-payment of rent during the Tenancy.

Deposit Holder The “Deposit Holder” as mentioned in the Prescribed Information pages attached to this Agreement is the person, firm, or company who holds the Deposit, and is a member of a Tenancy Deposit Protection Scheme (“TDPS”) approved by the government to register Deposits under the Housing Act 2004.

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

Guarantor Any person(s) who has agreed to meet all of the Tenant’s responsibilities under the Agreement in the event the Tenant defaults on any of their obligations under this Agreement.

Insurable Risks “Insurable Risks” means fire, storm, tempest and such other perils that are included in any insurance policy the Landlord may obtain.

Joint and Several 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 Tenants are responsible for the payment of all rent and all liabilities falling upon the Tenants during the Tenancy or any extension of it. Individually each Tenant is also responsible for payment of all rent and all liabilities falling upon the Tenants as well as any breach of the Agreement. This means that the Landlord can choose to pursue any one Tenant or any group of them for the total sum owed under this Agreement.

Landlord The expression ‘Landlord’ shall include anyone lawfully entitled to the Premises upon the termination or expiry of the Tenancy.

Permitted Occupier “Permitted Occupier”, if used in the Agreement, includes any person who is permitted by the Landlord to reside at the Premises as a licensee of the Tenant. The Tenant is responsible for ensuring that any Permitted Occupier keeps to all the terms of this Agreement apart from those relating to the payment of rent.

The Premises References to the “Premises” include reference to any part or parts of the Premises and the boundaries of the same together with the garden, garage and parking space (if applicable); but excluding; See special conditions if applicable.

Relevant Persons “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, e.g. a local authority, parent, or Guarantor. Relevant Persons will be given details of the scheme with which the deposit will be registered.

Stakeholder Where the Deposit is held as “Stakeholder” no deductions can be made from the Deposit where a dispute over these arises unless that dispute is resolved by agreement, preferably in writing, by the parties, or following an order from the court, or an adjudication decision from the TDPS.

The Tenant “The Tenant” includes anyone to whom the Tenancy has been lawfully transferred, for the Term of the Agreement.

The Term / the Tenancy References to “the Term” or “the Tenancy” include any extension or continuation of the Agreement or any periodic Tenancy which may arise following the expiry or determination of the Term specified in clause 2.

Water charges References in this Agreement to “water charges” include references to sewerage and environmental service charges.

ASSURED SHORTHOLD TENANCY AGREEMENT

This agreement is made on **29 November 2025**.

Between:

Sandra Smith of 123 Roman Way, Clifton, Bristol, BS8
“**The Landlord**”; and

Tom Taylor of 25, Eagle Court, Butterfly Drive, Bristol, BS1 9AA
“**The Tenant**”; and

(Collectively “the Parties”)

IT IS AGREED AS FOLLOWS:

1. The Landlord lets to the Tenant the residential premises known as **25, EAGLE COURT, BUTTERFLY DRIVE, BRISTOL, BS1 9AA:** ("the Premises").

2. The Tenancy shall be from and including the day of **1 December 2025** ("the Commencement Date") to and including the **30 November 2026** and thereafter continuing as a contractual periodic tenancy from month to month and until terminated by either party serving a notice on the other in accordance with this Agreement ("the Expiration Date"), "the Term".

3. The Tenant shall pay to the Landlord or the Landlord's Agent in full by way of rent the amount of **£1,300.00** per calendar month by Bank Standing Order or Direct Debit to:

Sort Code : 09-09-01
Account Number: 21345789
Account Name: Sandra Smith

exclusive of Council Tax and exclusive of Water Charges in advance in cleared funds on the **1st** of each month during the Term. The first such payment to be made on the signing of this Agreement for the period from the Commencement Date until the next rent payment date.

4. This Agreement is intended to create an Assured Shorthold Tenancy as defined by Section 19A of the Housing Act 1988 (as amended) and shall take effect subject to the provisions for recovery of possession provided for by virtue of Sections 8 and 21 of that Act.

5. Where the Tenancy 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. Any obligation imposed on the Tenant by this Agreement shall include an obligation on the Tenant to use their reasonable endeavours to ensure that no other person shall break that same obligation.

7. In the event of a default by the Tenant(s) of any of their obligations or responsibilities under the Agreement, the Guarantor(s) (if any) shall become immediately liable to remedy said default. In the event of multiple Guarantors, each shall be Joint and Severally liable.

8. Deposit

8.1 The sum of **£1,500.00** shall be paid by The Tenant to the Agent upon the signing of this Agreement by way of a security deposit ("the Deposit").

8.2 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 person or persons outlined at clause 8.1 above. Where the Agent is holding the Deposit it will do so as a Stakeholder.

8.3 The Landlord's Agent will register the Deposit within thirty days of the commencement of the Tenancy or receipt of the Deposit, whichever is earlier, and give to the Tenant and to any Relevant Person a copy of the Prescribed Information together with details of the scheme applicable to the registration of the Deposit.

8.4 Where the Deposit is held by the Agent, then any interest earned on the holding of the Deposit will belong to the Agent.

8.5 The Deposit has been taken for the following purposes:

8.5.1 Any fees or other monies that the Agent is entitled to recover from the Tenant pursuant to the Agreement.

8.5.2 Any rent or other money due or payable by the Tenant under the Tenancy of which the Tenant has been made aware and which remains unpaid after the end of the Tenancy. This will include a fee which any Agent is entitled to recover from the Tenant.

8.5.3 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 the Tenancy, insured risks and repairs that are the responsibility of the Landlord.

8.5.4 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 the Agreement, including those relating to the cleaning of the Premises and its fixtures and fittings, and contents.

8.5.5 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.

Note: Adjudicators will consider claims against the Deposit in the order set out in the Tenancy Agreement.

8.6 At the end of the Tenancy

8.6.1 The Agent should tell the Tenant within 10 working days of the end of the Tenancy if they propose to make any deductions from the Deposit.

8.6.2 If there is no dispute the Agent will keep or repay the Deposit, according to the agreed deductions and the conditions of the Agreement. Payment of the Deposit or any balance of it will be made within 10 working days of the Landlord and the Tenant agreeing the allocation of the Deposit.

8.6.3 In the event of multiple Tenants comprising the Tenant, each of them agrees with the other(s) that any one of them may consent on behalf of all the others to use alternative dispute resolution through the TDPS to deal with any dispute about the Deposit at the end of the Tenancy.

8.6.4 If, after 10 working days following notification of a dispute to the 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 (subject to 8.6.5 below) be submitted to the TDPS for adjudication. All parties agree to co-operate with the adjudication process.

8.6.5 The rights of the Landlord, the Agent and of the Tenant to take legal action through the County Court remain unaffected by clause 8.6.4 above.

8.7 If there is a change of Landlord during the Tenancy, the Tenant shall consent to the transfer of the amount of the Deposit (or the balance of it) to the purchaser or assignee 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 protected and will continue to be protected by TDPS.

8.8 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".

8.9 Where more than one person is comprised for the time being in the expression "the Tenant" the Deposit may be repaid to any one Tenant and this repayment shall discharge the Landlord from any further liability in respect of the amount so repaid.

8.10 The Tenant is not permitted to withhold payment of any sum of Rent on the basis that the Landlord has been paid the Deposit.

9. Tenants Obligations

The Tenant agrees with the Landlord as follows;

9.1 Rent

9.1.1 To pay the rent according to the terms of this Agreement whether formally demanded or not in accordance with clause 3.

9.1.2 Tenant shall pay to the Landlord simple interest calculated on a daily basis at the rate of 3% per annum above the Bank of England base rate from time to time on any rent or other money payable under this agreement remaining unpaid for more than 14 days after the day on which it became due from the date the money became due until the date it is paid.

9.2 Conditions of Premises, Repair and Cleaning

9.2.1 To keep the interior of the Premises including any Fixtures and Fittings in good repair and condition throughout the Term (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 Term (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).

9.2.2 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 Term. To deliver up the Premises with full vacant possession with all the Fixtures and Fittings at the determination of the Term in the same clean and tidy condition and order as at the commencement of the Term and in accordance with the Tenant's obligations and to deliver all keys to the Premises to the Landlord or his Agent

9.2.3 To make good all damages, breakages, and losses to the Premises and its contents that may occur during the Term caused by the act or omission of the Tenant or any person who is residing or sleeping in or visiting the Premises (with the exception of fair wear and tear).

9.2.4 To keep all electric lights in good working order and in particular to replace all fuses, bulbs, fluorescent tubes and fluorescent starter switches as and when necessary.

9.2.5 To replace all broken glass in the Premises promptly with the same quality glass, where the Tenant or any person who is residing, sleeping in, or visiting the Premises causes the breakage.

9.2.6 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.

9.2.7 If the Landlord gives the Tenant written notice requiring the Tenant to carry out any repairs or other works for which the Tenant is responsible under this Agreement the Tenant must carry them out within a reasonable time.

9.2.8 To take reasonable precautions to prevent infestation and to pay for the eradication of infestation caused by the negligence, action or lack of action of the Tenant.

9.2.9 To keep the windows of the Premises clean.

9.2.10 To wash and clean all items that may have become soiled during the Term.

9.2.11 To have all chimneys and flues (if any) thoroughly swept and cleaned as often as necessary and within one month prior to the termination of the Tenancy.

9.2.12 To take all appropriate precautions to ensure adequate ventilation to the Premises.

9.2.13 (If applicable) to pay for the emptying of the septic tank or cess pit throughout the Tenancy and at the end of the Tenancy provided it has been emptied prior to the start of the Tenancy and proof has been provided by a copy of an invoice from the service provider.

9.2.14 (If applicable) to pay to have the oil tanks filled throughout the Tenancy and at the end of the Tenancy provided they were all filled prior to the start of the Tenancy and proof has been provided by a copy of an invoice from the service provider.

9.2.15 (If applicable) to leave the oil tank filled to the same level at the end of the Tenancy as at the commencement.

9.2.16 (If applicable) to pay to have the oil system and boiler bled if the Tenant allows the oil supply to run out.

9.2.17 To clean and disinfect any and all showerheads in the Premises every six months.

9.2.18 To ensure that the water softener, if provided, is operational throughout the Tenancy and to provide and fill the water softener with salt as and when necessary as specified in the written instructions.

9.2.19 To defrost the refrigerator and freezer as required.

9.3 Access and Inspection

9.3.1 To permit the Landlord, any superior Landlord, 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.

9.3.2 To permit the Premises to be viewed during the last two months of the Term 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 Tenant of the Premises who is authorised by the Landlord to view the Premises and to erect "For Sale" or "To Let" boards at their discretion.

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

9.4 Insurance

9.4.1 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 sums from time to time paid by way of increased premium and all reasonable expenses incurred by the Landlord in or about any renewal of such policy rendered necessary by a breach of this provision.

9.4.2 The Tenant will promptly, in writing, notify the Landlord of any defect to the Premises, or Fixture and Fittings 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.

9.4.3 The Tenant is required to have sufficient means to cover their liability for the Landlords fixtures and fittings as set out in this Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively the Tenant could purchase a suitable insurance policy to cover this liability.

9.4.4 The Landlord's insurance policy does not cover the Tenant's possessions within the Premises. The Tenant is advised to consider the need for Tenant's Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

9.4.5 The Landlord will not be responsible for any damage caused to the Tenant's belongings unless it is caused by an act or omission by the Landlord which invalidates any insurance you do have.

9.5 Charging, Assignment, Novation and Surrender

Not to charge, assign, underlet, part with, or share the possession of part or all of the Premises and not to permit any persons other than the person 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 to the Agent a reasonable fee to amend this agreement.

9.6 Illegal, Immoral Usage

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

9.6.2 Not to use or consume in or about the Premises during the continuance of this Tenancy 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.

9.7 Inflammable or Noxious Substances and Equipment

Not to keep any dangerous, inflammable, or noxious goods, materials, or substances in or on the Premises apart from in such small quantities as required for general household use.

9.8 Nuisance and Noise

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 property, or to the owners or occupiers of it. This includes any nuisance caused by noise.

9.9 Utilities and Council Tax

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

9.9.2 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. Charges falling due partly during and partly before or after the Tenancy will be apportioned.

9.9.3 To notify each supplier of gas, electricity, water, telephone and internet services, as well as the local authority immediately that the Tenancy 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.

9.9.4 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 without the Landlord's prior written consent, such consent not to be unreasonably withheld. If the Tenant changes the supplier of the utilities then he must provide the name and address of the new supplier to the Landlord or his Agent immediately and ensure that the account is returned to the original supplier at the termination of the Tenancy. 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 the Commencement Date.

9.9.5 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 associated with reconnecting or resuming those services.

9.9.6 Not to change any utility supplier without the written consent of the Landlord or the Agent; and provide the name, address and account number of the new supplier upon transfer.

9.9.7 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.

9.9.8 To pay and to indemnify the Landlord for the Council tax due for the Premises during the Term.

9.10 Animals and Pets

9.10.1 Not to keep any domestic animals or birds in the Premises without the prior written consent of the Landlord, such consent not to be unreasonably withheld, delayed, or withdrawn. At the end of the Tenancy, the Tenant agrees to have the Premises cleaned to a standard commensurate with the condition of the Premises at the commencement of the Tenancy.

9.10.2 Where such consent is given the Tenant will pay the Agent's reasonable fees to amend this agreement.

9.11 Usage

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

9.11.2 The Tenant will not use the Premises in such a way as to make them an HMO, or if an HMO a licensable HMO, under the Housing Act 2004 without prior written consent and will not do anything to breach any condition of any license granted under Part 2 or Part 3 of the Housing Act 2004.

9.12 Locks

9.12.1 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.

9.12.2 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 Tenancy and in the event that any keys or security devices have been lost, pay to the Agent such charges as set out in the Agents published scale of fees.

9.12.3 If any lock is installed or changed in the Premises without the Landlord's prior written consent, then to remove that lock if required by the Landlord and to make good any resulting damage.

9.12.4 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 his Agent for any reasonable costs that maybe incurred.

9.13 Fixtures and Fittings

9.13.1 Not to remove any of the Fixtures and Fittings from the Premises or 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.

9.13.2 Not to remove any of 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.

9.14 Alterations and Redecoration

9.14.1 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.

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

9.15 Empty Premises

9.15.1 Before leaving the Premises vacant for any continuous period of 14 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.

9.15.2 To ensure that at all times 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.

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

9.16 Drains

9.16.1 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.

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

9.16.3 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 as a result of the Tenant's negligence and/or misuse.

9.17 Affixation of Items

9.17.1 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.

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

9.18 Washing

Not to hang any washing, clothes or other articles on any balcony 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 inside the Premises.

9.19 Costs and Charges

9.19.1 To protect the Landlords from loss arising from a claim that may be brought against the Tenants as a consequence 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 a Tenant's right to have such costs assessed by the relevant court.

9.19.2 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.

9.20 Refuse

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.

9.21 Smoking and Fire Safety

9.21.1 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.

9.21.2 To take reasonable precautions to protect the Premises from fire and not to burn candles or incense or any other form of naked flame inside the Premises other than the Landlord's provided cooking appliances.

9.22 Garden

9.22.1 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.

9.22.2 To keep the window boxes borders, paths, and patios, if any, in good order and weeded.

9.22.3 To allow any person authorised by the Landlord or his Agent if applicable access to the Premises for the purpose of attending to the garden upon 24 hours notice in writing.

9.22.4 Not to lop, prune, remove or destroy any existing plants, trees or shrubs, unless it is required to keep the garden in good order without the consent of the Landlord or the Agent which will not be unreasonably withheld.

9.23 Vehicles and Conveyances

9.23.1 To park private vehicle(s) only at the Premises.

9.23.2 To park in the space allocated to the Premises, if the Tenant is allocated a car parking space.

9.23.3 To park in the garage or the driveway to the Premises if applicable.

9.23.4 To keep any garage, driveway, or parking space free of oil and to pay for the removal and cleaning of any spillage caused by a vehicle of the Tenant, his family, contractors or visitors.

9.23.5 To remove all vehicles belonging to the Tenant, his family or visitors at the end of the Tenancy.

9.23.6 Not to park any vehicle at the Premises that is not in road worthy condition and fully taxed.

9.23.7 Not to bring any motorbike, scooter, or bicycle into any residential part of the Premises. Not to charge any batteries overnight or when unattended.

9.24 End of the Tenancy, Inventory and Check-out

9.24.1 To return a signed copy of the Inventory and Schedule of Condition given to the Tenant at the start of the Tenancy if applicable within seven days of the commencement date of the Tenancy with any written amendments or notes.

9.24.2 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 Tenancy 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 Agent 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.

9.24.3 To arrange for the reading of the gas, electricity and water meter, if applicable, at the end of the Tenancy and the departure of the Tenant from the Premises.

9.24.4 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 the Tenancy created by 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 he shall see fit. The Tenant shall in any event indemnify the Landlord for any costs incurred by the Landlord in connection with the removal, storage or sale of such items.

- The Tenant shall pay by way of damages to the Landlord any additional expenses which the Landlord shall have reasonably incurred in checking the Inventory and Schedule of Condition if the same could not reasonably be finalised until any goods or personal effects belonging to the Tenant have been removed from the Premises.

9.25 Notices

To promptly forward to the Landlord or his Agent all correspondence including any notice of a legal nature delivered to the Premises touching or affecting the Premises, its boundaries or neighboring properties and to cooperate fully with the landlord in adhering to or challenging any such notice.

9.26 Headlease

If applicable to observe all of 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 Tenancy.

9.27 Smoke Alarms and Carbon Monoxide detectors

9.27.1 To keep all smoke alarms and Carbon Monoxide detectors in good working order and in particular to replace all batteries as and when necessary and to check the alarms monthly to ensure that they work. To inform the Landlord promptly if the smoke alarms and Carbon Monoxide detectors require maintenance or repair.

9.27.2 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.

9.28 Burglar Alarms

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

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

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

9.29 Immigration Act

9.29.1 It is a condition of this agreement that any person who resides at the Premises whether named in the Tenancy Agreement or not must prove their Right to Rent as defined by the Immigration Act 2014 prior to taking occupation of the Premises.

9.29.2 If any person forming the Tenant or any occupier changes during the Tenancy all persons forming the Tenant agree to seek written consent from the Landlord or his Agent prior to any additional or new person taking occupation of the Premises and to ensure that any new or additional persons forming the Tenant, the occupier or wishing to reside in the Premises proves their Right to Rent under the Immigration Act 2014.

9.29.3 If the Tenant has a time limited Right to Rent as defined by the Immigration Act 2014, the Tenant shall, provide further evidence of their ongoing Right to Rent to the Landlord promptly on request.

10. Landlords Obligations

The Landlord agrees with the Tenant as follows;

10.1 Quiet Enjoyment

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 during the Term without any unlawful interruption by the Landlord or any person rightfully claiming under, through or in trust for the Landlord.

10.2 Insurance

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.

10.3 Repair

10.3.1 To keep in repair and proper working order provided that he has been notified of the need of such repair 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.

10.3.2 Sections 11–16 of the Landlord and Tenant Act 1985 (as amended by the Housing Act 1988) apply to this Agreement. These require that provided the Landlord has been notified of the want of repair, the Landlord will 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 space and water heating. The Landlord will not accept responsibility for charges incurred by the Tenant that might otherwise be the Landlord's responsibility, except in the case of an emergency.

10.3.3 The Landlord shall take all reasonable steps to ensure that the Premises shall comply with the Homes (Fitness for Human Habitation) Act 2018.

10.4 Safety Regulations

10.4.1 The furniture and equipment within the Premises complies with the Furniture and Furnishings (Fire)(Safety) Regulations 1988 as amended in 1993.

10.4.2 The gas appliances comply with the Gas Safety (Installation and Use) Regulations 1998 and that a copy of the Safety Check Certificate will be given to the Tenant when signing this agreement. The Tenant will provide access for the Safety Check Certificate to be renewed on an annual basis.

10.4.3 The electrical installation complies with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 at the start of the Tenancy. The Tenant will be provided with a copy of the Electrical Installation Condition Report (EICR) before the start of the Tenancy. The Tenant will provide access for the EICR to be renewed as required.

10.4.4 The Premises are compliant with The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 at the start of the Tenancy.

10.5 Legionella

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, the Tenancy. 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.

11. Mutual Obligations

It is mutually agreed as follows:

11.1 Any agreement or obligation on the part of the Tenant (howsoever expressed) to do or not to do any particular 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).

11.2 Rent Review

It is agreed that the Landlord may give not less than one month's notice to the Tenant expiring on the next rent due date to increase the Rent every 12 months on the anniversary of the commencement of the Tenancy. The Rent shall be an upwards only increase by a percentage equal to the most recently published figure for the percentage change over twelve months in the Retail Prices Index (All Items) figure (Series ID: CZBH). Time will not be of the essence for the purposes of this clause.

11.3 Reimbursement

11.3.1 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 and when requested so to do failing which the Landlord may treat his loss as a deductible sum from the Deposit.

11.3.2 Should the Tenant wish to leave their contract early, the Landlord is entitled by way of damages, that the Tenant shall pay the costs of re-letting the Premises as well as all rent due under the Tenancy, until the start date of the new Tenancy. These costs will be no more than the maximum amount of rent outstanding under the Agreement.

11.4 Data Protection and Confidentiality

The Tenant's personal data, which will be processed in the execution of this Agreement will be handled in accordance with the UK General Data Protection Regulation and the Data Protection Act 2018 and in accordance with the Privacy Notice provided by the Landlord's Agent.

11.5 Forfeiture

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 listed in Schedule 2 of the Housing Act 1988; then the Landlord may re-enter upon the Premises provided he has complied with his statutory obligations and at that time the Tenancy shall end, but 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 the Tenancy.

11.6 Interruptions to the Tenancy

11.6.1 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.

11.6.2 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.

11.7 Notices

11.7.1 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/Agent is:

123 Roman Way, Clifton, Bristol, BS8

11.7.2 The provisions as to the service of notices in Section 196 of the Law of Property Act 1925 apply and further any notices, or documents relating to the deposit protection scheme used in this Agreement, or any other documents or notices 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. Any such notice shall be deemed served the next working day after posting or leaving at the Premises.

11.7.3 Any notice or other document to be served on the Tenant under this agreement shall be deemed served if sent by email to the following email address provided by the Tenant at the start of the Tenancy and which the Tenant has confirmed as being their own: tomtaylor@yahoo.com. Any notice to be served by the Tenant under this agreement may be served by email to the following email address which the Agent/Landlord has confirmed as being their own: ssmith23@outlook.com. If the email is sent on a business day before 16:30 then it shall be deemed served that day; or in any other case, the next business day after the day it was sent.

11.8 Jurisdiction

This Agreement will be subject to the exclusive jurisdiction of the Courts of England and Wales.

11.9 Documentation

The Tenant acknowledges receipt of the documents listed in the Guidance Notes for Tenants attached to this Agreement.

12. SPECIAL TERMS AND CONDITIONS

It is mutually agreed as follows:

12.1 Responsibilities

12.1.1 Not to cause obstruction in any common areas of any building of which the Premises forms a part. The Landlord reserves the right to remove or have removed any such obstruction and as such the Tenant agrees to indemnify the Landlord for any costs or expenses incurred by the Landlord in connection with the removal, storage or sale of such items.

12.3 Additional Clause(s)

- **Parking:** The Landlord and the Tenant agree that the Tenant may have use of the one allocated parking space located in the undercroft parking area. A valid and legible permit must be displayed at all times.
- The tenant hereby agrees that they acknowledge the condition and cleanliness of the property at the start of the tenancy which will be stated in the inventory/check-in report. The tenant also hereby agrees that they will return the property in the same condition and cleanliness state when they surrender the property/ at the end of their tenancy.

Signed by the landlord:

Sandra Smith



29 November 2025

Signed by the Tenant(s):

Tom Taylor





Ministry of Housing,
Communities &
Local Government

The Renters' Rights Act Information Sheet 2026

From 1 May 2026, the Renters' Rights Act 2025 will give tenants new rights and introduce new rules for private landlords. This information sheet explains how the new rules may affect your current tenancy.

These changes only affect you if you are a tenant in the private rented sector with an assured or assured shorthold tenancy. If you live in social housing or you are a lodger, the new rules will not usually apply to you.

These rules have been introduced by law. Your landlord cannot put anything into a tenancy agreement to change or disapply them.

This document is only a summary of the changes. The new rules may change or impact your tenancy in a way not described below. The new rules apply to your tenancy automatically, even if your landlord does not update your tenancy agreement.

If you do not have a written tenancy agreement or any written record of the tenancy's terms, then your landlord must provide you with certain written information on or before 31 May 2026.

If your landlord serves you a notice seeking possession before 1 May 2026

The changes explained in this document may not apply to your tenancy on 1 May 2026 if your landlord serves a notice seeking possession under section 8 or section 21 of the Housing Act 1988 before 1 May 2026.

If this happens, your landlord may still be able to take you to court to end your tenancy under the previous rules. You should seek advice if this happens to you.

Changes to fixed terms

You might have a fixed term tenancy. For example, your tenancy agreement may say the tenancy would last for 12 months.

After 1 May 2026, it will not be possible for assured tenancy agreements to have a fixed term or a set end date. All tenancies will automatically become rolling tenancies from 1 May 2026 (sometimes known as 'periodic tenancies').

Your tenancy will continue on a rolling basis. This will usually be monthly, unless your tenancy agreement sets out a shorter period, for example weekly or fortnightly. If your tenancy had an end date, it will no longer apply.

Your tenancy will continue until:

- you and your landlord decide together to end the tenancy
- you end your tenancy by giving notice
- your landlord ends it, if they have a valid legal reason

Change to the name of Assured Shorthold Tenancies

Your tenancy agreement might call your tenancy an 'Assured Shorthold Tenancy'. This is the name of the private rented tenancy system until 1 May 2026.

Assured Shorthold Tenancies will be abolished on 1 May 2026. Any tenancy previously called an Assured Shorthold Tenancy will automatically become an Assured Periodic Tenancy instead. Your tenancy will not end because of this change.

Increasing the rent

Your tenancy agreement may contain rent review clauses. These are terms in the agreement that allow the landlord to increase the rent.

Rent review clauses cannot be used for new rent increases after 1 May 2026. If you have a rent review clause in your current tenancy agreement, it will not apply after this date.

Landlords must instead use the process in section 13 of the Housing Act 1988 for increasing the rent. This means they can only increase the rent once per year. They will need to give you written notice of the proposed rent increase at least 2 months before that increase would take effect, using a form called Form 4A.

Any rent increase must be no higher than the open market rent. If you think the proposed increase is above market rate, you can challenge it at the First-tier Tribunal.

If your landlord wants to end your tenancy

Your tenancy agreement may say that your landlord can evict you without a reason. This was known as a section 21 eviction. Your landlord cannot give you a section 21 notice on or after 1 May 2026, even if your tenancy agreement says they can.

Instead, your landlord will need a legal reason to evict you. These reasons are called grounds for possession.

Below is a brief summary of some of the main reasons your landlord may legally seek to evict you. You can find full details of these and other grounds on GOV.UK.

- If you have not paid your rent on time
- If you, others living with you, or visitors commit antisocial behaviour in or near the property
- If you, or others living with you, do not care for the property properly
- If your tenancy was for certain purposes, for example it was connected to your employment, or was for temporary or supported accommodation

You cannot be required to leave under some grounds for the first 12 months of a tenancy. These are:

- if your landlord intends to sell the property
- if your landlord or their family member wants to move into the property

Your landlord will need to give you a section 8 notice of seeking possession, using 1 or more of the grounds for possession.

A section 8 notice must state the date by which your landlord is asking you to leave. They must give you the required amount of time under each ground.

If you have not left by the end of the notice period, your landlord will need to apply to court to get the property back. This is called applying for a possession order.

At court, the landlord must provide evidence that they have a valid reason to evict you. You will have the opportunity to explain why you think your landlord does not have a legal reason to evict you, or why eviction is not reasonable under certain grounds.

You can access free legal advice through the [Housing Loss Prevention Advice Service](#)¹ before going to court and on the day of the court hearing.

If you want to end the tenancy

You will be able to end the tenancy at any point by giving your landlord notice. This must be done:

- so the tenancy ends on a day when the rent is due or the day before the rent is due
- in writing, for example, by letter or email

You will need to give your landlord at least 2 months' notice. You can agree a shorter notice period with the landlord in writing, as long as any other tenants named on the tenancy agreement also agree.

1 <https://www.gov.uk/guidance/legal-aid-for-possession-proceedings>

Keeping a pet

From 1 May 2026, you have the right to request to keep a pet.

Your landlord cannot unreasonably refuse your request. If they refuse, they must inform you in writing, and should tell you the reason why. They will need to consider each request on a case-by-case basis. You can challenge the landlord's decision in court.

If you are a student who rents from a private landlord

If you are a full-time student, your landlord may be able to evict you using possession ground 4A. They will be able to do this at the end of the academic year and must give you 4 months' notice ending between 1 June and 30 September.

Your landlord can only use this ground if they have previously given you written notice that they may use it. They must give this to you by 31 May 2026, in most cases. This information sheet does not count as that written notice.

If your landlord wants to evict you at the end of the 2025/26 academic year, they can serve you a notice seeking possession between 1 May and 30 July 2026 (inclusive). They will need to give this to you with at least 2 months' notice.



Need more help?

For detailed guidance, forms and links to free advice services, visit the private renting guidance pages on [GOV.UK](https://www.gov.uk).



IN THE MATTER OF AN ADJUDICATION

UNDER THE DEPOSIT PROTECTION SERVICE DISPUTE RESOLUTION RULES

ADJUDICATION DECISION

Reference to adjudication

There is a dispute between the parties over the tenant's deposit. The parties have agreed to use The DPS Dispute Resolution Service to resolve this dispute, which has been referred to me for adjudication. I confirm that I am qualified to adjudicate this dispute.

Tenancy information

Deposit ID	12345678
Property address	25, Eagle Court, Butterfly Drive, Bristol, BS1 9AA
Landlord or letting agent	Sandra Smith
Nominated tenant	Tom Taylor (the tenant)
Tenancy start date	The DPS records refer to a start date of 1 May 2024

Landlord deductions

Deposit amount	£1,500.00
Remaining balance	£1,468.00
Agreed amount returned to landlord	£32.00
Agreed amount returned to tenant	£0.00

Landlord claims	Amount claimed	Agreed amount	Disputed amount
Cleaning	£132.00	£32.00	£100.00
Damage to the bathroom floor	£214.50	£0.00	£214.50
Redecoration – repaint bedroom 2	£320.00	£0.00	£320.00
Redecoration – repaint kitchen	£190.00	£0.00	£190.00
Rent arrears	£2,000.00	£0.00	£2,000.00
Total	£2,856.50	£32.00	£2,824.50

The proposed deductions exceed the amount of the available deposit. In line with the Terms and Conditions of The DPS, I can only make an award to the value of the available deposit. If I make any award this cannot exceed £1,468.00.

Submissions and evidence

Landlord submissions and evidence dated 14 and 23 May 2026: Tenancy agreement dated 1 May 2024 Tenancy agreement dated 29 November 2025 Check in report dated 1 May 2024 Check out report dated 3 June 2026 Statement of rent account Estimate and quotation	Tenant submissions and evidence dated 14 and 22 May 2026: Tenancy agreement dated 29 November 2025 Photographic evidence dated 31 May 2026
--	--

Copies of email correspondence	
Renters' Rights Act Information Sheet	

REASONS FOR DECISION

-
- 1 I reach my decision on the basis of the evidence received from the parties. To prove their case, each party is responsible for sending all relevant supporting evidence before the decision is made.

 - 2 It is for the landlord or letting agent to prove their claim. They must show on a balance of probabilities that:
 - the tenant was in breach of their obligations or liabilities under the tenancy; and
 - the sums claimed are reasonable costs or losses incurred or likely to be incurred as a result of the tenant's breach or liability.

 - 3 I have considered all documents received. I would like to reassure the parties that the fact I do not refer to a particular document or point, does not mean that I have not considered that document or point. My decision is based on the conclusions and findings I make from this evidence, and my discussion will reflect this but may not refer to all the individual submissions from the parties.

Evidence

- 4 Where I have received a copy of the tenancy agreement, I will consider the tenant's stated obligations and responsibilities. These will be considered where they are consistent with statutory and common law. Where the parties have not provided a copy of the tenancy agreement, I cannot confirm the exact terms agreed by the parties. In that case, I will consider the obligations and responsibilities placed upon the tenant by statutory and common law.

- 5 The check in and check out reports are the most important sources of evidence in claims relating to the condition of the property or its contents. It is best practice to prepare clear and detailed check in and check out reports. When I consider how reliable a report is, I look for the following:
- if the report refers to the property address;
 - if it is dated;
 - whether an independent inventory provider prepared the document;
 - if it contains clear and dated photographs;
 - if the tenant has signed the report; and
 - if it is easy to compare the two reports.
- 6 I accept that in some cases the reports may not meet all these criteria, so I will sometimes consider evidence with only some of them. I may look for extra evidence to support the reports.
- 7 When I look at photographs and videos I think about the following:
- if the photographs and videos are dated and I am likely to consider them to be more reliable if they are;
 - if the parties have provided me with comparable photographs and videos from both the start and end of the tenancy;
 - I can only assess the condition of the areas shown in the photographs and videos; and
 - I am unable to make any conclusions about the rest of the property.
- 8 I find the check in and check out reports to be good evidence of the condition of the property at the start and at the end of the tenancy. This is because both reports have been compiled by an independent inventory clerk and both reports contain supporting photographs.
- 9 The tenant has provided me with photographs dated in line with the end of the tenancy. I find the photographs to be good evidence of the condition of the areas and items shown at the end of the tenancy.

Cleaning

10 When I look at claims for cleaning I think about the following.

- At the end of a tenancy the property should be in the same state it was in when the tenancy began.
- If the property was not fully clean at the start of the tenancy, then the tenant does not have to clean it beyond that standard at the end of the tenancy.
- If the property had been professionally cleaned at the start of the tenancy, the tenant must clean it to the same standard at the end of the tenancy.
- I look at the standard of cleaning throughout the property as a whole.
- Some areas may not be as clean at the end of the tenancy as at the start, but other areas may be cleaner.
- I look at any agreed terms and conditions for cleaning in the tenancy agreement and whether these are fair and reasonable. For example, the Tenant Fees Act 2019 prevents the landlord requiring the tenant to use a third party but allows the landlord to use a third party if the tenant failed to meet their obligations.

11 I may make an award to the landlord or letting agent if the evidence shows that the cleanliness of the property was worse at the end of the tenancy than it had been at the start.

12 Having reviewed the evidence, I find as follows.

- The check in report shows the property to be clean to a good standard with some minor cleaning issues present including, for example, residual grease to the kitchen extractor and light watermarks to bathroom fittings.
- I am satisfied that the property was clean to a good standard at the start of the tenancy.
- The check out report shows some additional minor cleaning issues including light grease spots to kitchen tiles, and limescale to the showerhead.
- On comparing the check in and check out evidence, I am persuaded that the overall standard of cleanliness was worse at the end of the tenancy than at the start of the tenancy.

- I am persuaded that some cleaning work would be required to return the property to the check in condition, however, I find this to be minimal. I do not consider that the evidence shows that a full end of tenancy clean was needed.
- The tenant has already agreed a deduction of £32.00 towards this claim.
- I find this to be a reasonable amount that reflects the tenant's liability.
- I make no further award.

Damage

13 When I look at claims for damages, I think about the following:

- if any damage happened during the tenancy;
- if the tenant is responsible for the damage; and
- if the landlord or letting agent is due any remedy.

14 When considering if the tenant is responsible for the damage I must take into account 'fair wear and tear'. To decide if the issue is beyond fair wear and tear, I will consider the following:

- the condition of the item at the start of the tenancy;
- the average useful lifespan of the item;
- the appropriate use of the item;
- the length of the tenancy; and
- the number and age of the tenants.

15 If the tenant is responsible I may make an award to the landlord or letting agent towards:

- replacement costs;
- remedial works or repair; or
- diminution of the value of the item.

16 Where the landlord or letting agent claims for a new item to replace a damaged item, it is highly unlikely that I will award the full replacement cost. This is because I must account for

‘betterment’. This means that the law does not allow the landlord or letting agent to claim ‘new for old’ from the tenant’s deposit. This would result in the landlord or letting agent receiving a better item or more money than the item was worth at the end of the tenancy. My award will reflect the ‘lost years of use’ of the item. This means that an award may not be made where an item is old or worn out, as any further damage to the item would not have caused a loss.

17 To establish the lost years of use I will consider:

- industry or manufacturer guidance on the expected lifespan of the item;
- the condition of the item at the start of the tenancy; and
- any purchase receipts or other evidence to confirm its age.

18 There are occasions where a landlord or letting agent is claiming the damaged item needs replacing, however, this is not always reasonable or proportionate to the loss. At common law, where a party suffers a loss because of a breach, they are to be placed in the same position as if the breach had not occurred. If the cost of replacing or repairing an item is disproportionate to the benefit that it will achieve, then compensation equal to the reduction in the value of the item would be appropriate. Therefore, if the damage is minor and does not affect the use of the item, I may make an award to reflect that the item is worth less. This is a diminution of value award.

19 If a landlord or letting agent is claiming to repair an item or is replacing only part of it (for example, a drawer in a freezer), then it may not be reasonable to account for the age of the item. Unlike making an award for a replacement item, a repair is unlikely to put the landlord or letting agent in a better financial position. I am more likely to award the full repair costs if I find it is the most reasonable and economical remedy in the circumstances. I may still not make an award if the item had clearly exceeded its useful lifespan, as there would be no loss to the landlord.

Damage to bathroom floor

20 Having reviewed the evidence, I find as follows.

- The check in report shows the floor to be in good condition.
- The check out report shows a large stain to the floor.
- I am satisfied that this issue occurred during the tenancy.
- The tenant submits that the floor was damaged as a result of a leak at the property. However, I have not been provided with any evidence in support of this submission.
- I am not satisfied that the floor was damaged by a leak and I am not satisfied that this issue can be attributed to any third party contractors.
- I find the damage shown to be beyond fair wear and tear and I find the tenant to be liable for this issue.
- I am satisfied that the floor requires replacement and I will make an award towards these costs.
- The landlord has provided a quotation in support of the amount claimed of £214.50, and I find this to be a reasonable amount, taking into account market rates.
- However, I will limit the tenant's liability to avoid betterment.
- I find that the average likely lifespan of vinyl flooring is around ten years.
- Taking into account the condition of the floor at the start of the tenancy, the length of the tenancy, I estimate that the flooring would have been approximately five years old at the end of the tenancy.
- I therefore calculate my award as follows:

a)	Useful lifespan of vinyl flooring	10 years
b)	Age of vinyl flooring at end of tenancy	Approx. 5 years
c)	Potential remaining lifespan of vinyl flooring (a – b)	Approx. 5 years
d)	Cost of replacement	£214.50
e)	Depreciation of value (d / a)	£21.45 per year
f)	Liability of tenant (e x c)	£107.25

- I award the landlord **£107.25**.

Redecorating

- 21 When I look at claims for redecorating, I think about the following:
- what was the condition of the décor at the start of the tenancy;
 - if its condition was worse at the end of the tenancy;
 - if the tenant is responsible for the change in condition; and
 - if the landlord is due any remedy.
- 22 I must take into account the impact of fair wear and tear on décor. Décor does not last forever and landlords would be expected to redecorate a property on a regular basis.
- 23 The lifespan of the décor will vary depending on several factors such as:
- the area;
 - the number and type of tenants; and
 - the length of the tenancy.
- 24 For example:
- the lifespan of a high use area such as a hallway will be around two to three years; and
 - the lifespan of a low use area such as a bedroom will have a longer lifespan of around five years.
- 25 Damage to the walls, such as holes from nails or screws, is not fair wear and tear. If the walls are damaged and I have found the tenant liable for the damage, I may make an award for any additional work needed to repair the damage.

Repainting bedroom 2

- 26 Having reviewed the evidence I find as follows.

- The check in report shows that the décor in bedroom 2 was in a good condition at the start of the tenancy. There are no visible marks on the walls. I note that the doorstop had been painted over.
- I have not been provided with any evidence of the age of the décor, and it is not stated to be newly painted. On balance, I estimate that the décor was approximately one year old at the start of the tenancy.
- The check out report shows that the paintwork was patchy. This is also shown in the tenant's photographs.
- The tenant has provided email correspondence showing that they had permission to repaint this room during the tenancy on the condition that it was returned to the original colour at the end of the tenancy. They submit that they have met this obligation.
- While I am satisfied that the tenant has painted the room in the original colour, as required, I consider that this was not carried out to the same standard as it had been at the start of the tenancy.
- I am persuaded that further redecoration was needed and that the tenant should contribute towards this cost.
- The landlord has provided me with a quotation in the sum of £320.00, which I consider to be a reasonable cost taking into account average costs of redecoration.
- However, I must make an allowance for betterment. I consider that the décor was likely to be around three years old by the end of the tenancy. The average useful lifespan of décor in a bedroom is around five years.
- I therefore calculate my award as follows:

a)	Useful lifespan of décor	5 years
b)	Age of décor at end of tenancy	Approx. 3 years
c)	Potential remaining lifespan of décor (a – b)	Approx. 2 years
d)	Cost of redecoration	£320.00
e)	Depreciation of value (d / a)	£64.00 per year
f)	Liability of tenant (e x c)	£128.00

- I award the landlord **£128.00**.

Repainting kitchen

27 Having reviewed the evidence I find as follows.

- The check in report shows that the kitchen décor was in a good condition at the start of the tenancy. I have no evidence to show that the walls were freshly painted, and I estimate that the décor was approximately one year old at the start of the tenancy.
- The check out report shows that there some splash marks and scuff marks in places.
- While I find that there has been a deterioration in the condition of the décor, I consider these marks to be in line with fair wear and tear.
- This is because a kitchen is a high use area, and the average useful lifespan of the décor is between two and three years.
- Given the length of the tenancy, I consider it likely that the décor would have reached the end of its useful lifespan. I consider that the kitchen would have needed redecorating at the end of the tenancy in any event at the landlord's expense.
- I am not persuaded that the landlord has suffered a loss and I make no award.

Rent arrears

28 On the basis of the evidence available and the records held by The DPS, I am able to confirm that:

- the original fixed term of the tenancy started on 1 May 2024;
- the parties renewed the tenancy for a further fixed term of 12 months starting on 1 December 2025.
- the tenancy was due to end on 30 November 2026;
- the monthly rent was £1,300.00; and
- the rent was payable in advance on the 1st day of each month.

29 To prove this claim the landlord or letting agent must show:

- that the tenant has failed to pay the agreed rent; and
- how much rent the tenant owes.

30 Having reviewed the evidence, I find as follows.

- I note that the fixed term of the renewed tenancy was due to end on 30 November 2026.
- However, the Renters' Rights Act 2025 provides that all fixed term assured shorthold tenancies were converted to assured periodic tenancies on 1 May 2026.
- Under an assured periodic tenancy, a tenant is entitled to give two months' notice to end the tenancy on the first or last day of the period of the tenancy.
- I note that the tenant gave notice on 1 May 2026 to end on 30 June 2026. I am satisfied that this notice is valid to end the tenancy on that date.
- The landlord has confirmed that the tenant has paid rent until this date and this is also shown in the rental statement submitted. As such, I cannot find that any further rent is due.
- I therefore make no award for rent arrears.
- I note that the landlord is also claiming for re-letting costs. Such costs were only payable where a tenant ended a fixed term assured shorthold tenancy early in breach of the fixed term.
- As the tenant was entitled to end the assured periodic tenancy and gave the required notice, I cannot find that the tenant is liable to pay any re-letting costs.
- I make no award.

My conclusions and comments in this decision only relate to the deposit dispute. If I made any comments on any other matters aside from the deposit dispute, they are not intended to have any authority. I also remind the parties that in line with the Terms and Conditions of The DPS, this decision cannot be appealed through the Dispute Resolution Service.

DECISION

Breakdown of awards:

Claims	Amount
Cleaning	£0.00
Damage to the bathroom floor	£107.25
Redecoration – repaint bedroom 2	£128.00
Redecoration – repaint kitchen	£0.00
Rent arrears	£0.00
Total	£235.25

The remaining balance is to be distributed as follows:

Landlord	£235.25
Tenant	£1,232.75
Total	£1,468.00

Definitions and explanations of commonly used terms

Adjudication

This is an evidence-based decision making process which results in a decision about how a dispute should be resolved.

Adjudicator

This is a qualified expert appointed by The DPS to independently and impartially consider a dispute and provide a decision.

Balance of probabilities

This is a test applied in civil law which means that for a claim to succeed it must be shown as 'more likely than not'.

Betterment

This means the landlord or letting agent is not entitled to claim 'new for old' from the tenant's deposit.

Decision

This is the evidence-based decision of an adjudicator made in relation to a dispute in accordance with the Terms and Conditions of The DPS.

Deposit

This is the money a tenant gives to their landlord under the tenancy agreement, who then pays it to The DPS for safe keeping. The deposit is used as security against breach of the tenant's obligations under the tenancy agreement, for example failure to keep the property in good repair and failure to pay the rent. It is also used as security against other legal responsibilities of the tenant in connection with the tenancy.

Fair wear and tear

This means 'reasonable use of the premises by the tenant and the ordinary operation of natural forces'.

Landlord

This means a landlord of a tenancy.

Letting agent

This is the letting agent who lets or manages a property on the landlord's behalf.

Nominated tenant (contract-holder)

If there is only one tenant in a property, that tenant will also be the nominated tenant. Alternatively, if there is a joint tenancy, the nominated tenant is the person who confirms to The DPS that they will act on behalf of all joint tenants.

Parties

Means the landlord or letting agent and tenant(s).

Property (dwelling)

This is a property which is the subject of a tenancy for which a deposit is protected.

Tenancy agreement (written statement of occupation contract)

This is the written agreement between the landlord and tenant relating to the tenancy of the property.

Tenant (contract-holder)

This is the tenant of a tenancy.

Terms and Conditions

These are the written terms and conditions accepted by the parties when agreeing to The DPS Dispute Resolution Service.

You can find a longer list explaining terms and phrases about deposit protection and disputes on The DPS website:

www.depositprotection.com/learning-centre/glossary/