

# TENANCY AGREEMENT

**This is an agreement for letting a dwelling on an assured periodic tenancy under Part 1 of the Housing Act 1988 as amended by the Renters' Rights Act 2025**

This document is important. It sets out the rights and responsibilities of tenants and landlords under the agreement. **You are strongly advised to read it carefully before agreeing to it. If you need independent advice, then contact the Citizens Advice Bureau or a solicitor.** It should be kept for the lifetime of the tenancy as you may need to refer to it in the future.

**Dated:** insert date in ink agreement has been signed by ALL parties

## 1 The Parties

### 1.1 The Landlord

Name: (insert landlord(s) name)  
Contact Address: 253-255 Queensway, Bletchley, Milton Keynes MK2 2EH  
  
Contact Telephone Number: 01908 639098  
Contact Fax Number: N/A  
Contact Email Address: Info@affinity-lettings.co.uk

### 1.2 The Tenant

Name: (insert Tenant(s) name)  
Contact Address: (insert Tenant(s) address)  
  
Contact Telephone Number: (insert telephone number)  
Contact Fax Number: (insert fax number or state not applicable)  
Contact Email Address: (insert email address or state not applicable)  
  
Post Tenancy  
Contact Address: (insert address to be used as contact at end of Tenancy)

The liabilities of the above parties are joint and several under this agreement.

#### 1.2.1 Relevant Person

Name: (insert relevant person name)  
Contact Address: (insert relevant person address)  
  
Contact Telephone Number: (insert telephone number)  
Contact Fax Number: (insert fax number or state not applicable)  
Contact Email Address: (insert email address or state not applicable)

### 1.3 Other Occupiers

In addition to the Tenant, the Landlord agrees the following persons will be allowed to reside at the Property:

(insert the names and ages of the other occupiers)

- 1.3.1 The Tenant must not allow any other person to live at the Property without the written consent of the Landlord.
- 1.3.2 The Tenant must ensure no more than (insert number) persons live at the Property.
- 1.3.3 Any obligations of the Tenant under this agreement to do or not do anything shall also require the Tenant not to allow Other Occupiers or visitors from doing or not doing the same thing

**1.4 The Property and Common Parts**

- 1.4.1 The Property situated at and being (insert Property address), together with the fixtures, fittings, furniture and effects therein and more particularly specified in the Inventory signed by the Tenant and all grounds. It shall include the right to use, in common with others, any shared rights of access, stairways, communal parts, paths and drives.
- 1.4.2 The Property is currently subject to a mortgage.
- 1.4.3 The Property does not require a licence under the Housing Act 2004 for it to be let.

**1.5 The Term**

- 1.5.1 The Term shall commence on (insert date) on a monthly assured periodic. Please see clause 1.6 as it contains important information about what you must do to end the Tenancy.

**1.6 Terminating the Tenancy**

- 1.6.1 The Landlord, or where there is more than one Landlord, any one or more of them, may seek possession of the Property by serving on the Tenant a notice under Section 8 of the Housing Act 1988, in the prescribed form then in force, relying on one or more of the Grounds for Possession set out in Schedule 2 to the Housing Act 1988, as amended by the Renters’ Rights Act 2025. The notice must specify the ground or grounds relied upon and give not less than the minimum notice period applicable to those grounds. By way of example, where possession is sought on Grounds 8, 10 and 11, the minimum notice period is 4 weeks. The relevant grounds are referred to in clause 4.2 of this Tenancy.
- 1.6.2 The Tenant may terminate the Tenancy at any time by giving the Landlord not less than 2 months’ written notice of the Tenant’s intention to vacate the Property. Such notice must expire at the end of a period of the Tenancy, being the day before a rent due date. Where the Tenancy is held by joint Tenants, notice must be agreed to be given by all joint Tenants to terminate the Tenancy

**1.7 The Rent**

- 1.7.1 The Rent is £[amount] per calendar month, payable monthly in advance on the (due date) day of each rent period. Following signature of this agreement by all parties and before the tenancy start date, the first month’s Rent may be required in advance.
- 1.7.2 The Rent shall be paid by electronic transfer method into the following nominated bank account:

Account Name:	Affinity
Sort Code:	20-57-44
Bank Account Number:	13761339
Reference:	(insert reference to identify payment)

- 1.7.3 Any person paying the Rent, or any part of it, for the Property during the Term shall be deemed to have paid it as agent, for and on behalf of the Tenant, which the Landlord shall be entitled to assume without enquiry.
- 1.7.4 The Rent may be increased by the Landlord no more than once in any 12 month period, such period to be calculated from the commencement date of the Tenancy or, if later, from the date on which any previous Rent increase took effect. Any such increase shall only be made by the Landlord serving on the Tenant a notice under Section 13 of the Housing Act 1988 (as amended by the Renters’ Rights Act 2025), in the prescribed form, giving the Tenant not less than 2 months’ notice. Any such notice may be served by email only where the Tenant has provided an email address for service and this agreement permits service by that method.

**1.8 The Deposit**

- 1.8.1 The Deposit paid and held in an approved Government deposit scheme is £(insert amount)
- 1.8.2 No interest earned from holding the deposit will be paid to the Tenant.
- 1.8.3 The Deposit is held as security for the performance of the Tenant’s obligations under this agreement and to compensate the Landlord for any breach of those obligations.
- 1.8.4 Subject to the deposit scheme rules, the Deposit will be returned at the earliest opportunity after the termination of the Tenancy.

- 1.8.5 The Deposit is not transferable by the Tenant in any way.
- 1.8.6 If the total amount lawfully due at the end of the Tenancy exceeds the amount of the Deposit the Tenant shall reimburse the Landlord the further amount, within 14 days of the request being made.
- 1.8.7 The Deposit will be refunded, less any deductions, to the Tenant unless notified in writing by the tenant of an alternative payee

**2.0 Tenant Obligations**

**2.1 Payments of Rent, Services, and other Liabilities**

- 2.1.1 Pay the Rent as specified in clause 1.7.1. In the event of any default, interest of 3% above Bank of England base rate will apply to any rent due from the day of any default. The interest can only be charged in the event that the Rent default continues for a minimum of 14 days after the Rent default occurs. For the current Bank of England base rate please visit this website <https://www.bankofengland.co.uk/monetary-policy/the-interest-rate-bank-rate>
- 2.1.2 Pay to the relevant authority, all council tax due for the duration of the Tenancy.
- 2.1.3 Pay all relevant suppliers, all charges in respect of any electricity, gas or water (including sewerage) services used at or supplied to the Property during the Tenancy and pay all charges to the provider for the use of any telephone, satellite, cable or broadband services at the Property during the Tenancy.
- 2.1.4 Pay the Landlord for the reasonable cost of providing replacement keys or security devices for the Property up to a maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred.
- 2.1.5 Pay the Landlord a maximum of £50 inclusive or greater where the Landlord has receipts or evidence to show such costs have been incurred, for each amendment/change to the Tenancy Agreement requested by the Tenant and agreed by the Landlord.
- 2.1.6 Pay the Landlord, where a surrender of the Tenancy has been agreed, any losses incurred by the Landlord on acceptance of the surrender, which could be, but is not limited to, the remaining Rent for the Term, re-advertising costs, utility supply costs, council tax and costs for any legal services retained.
- 2.1.7 Where a relevant Bill payment is due to the Landlord or included in the Rent, then this is noted in the table laid out below, to include where payable to the Landlord, an explanation of the amount due and when, or how they will be notified of the amount due and when, if not known in advance.

Bill/Charge	Included within Rent	Due to Landlord	Amount due and when	If not known, when and how tenant will be notified

**2.2 The Use of the Property, Pets and Prohibited Conduct**

- 2.2.1 The Tenant must occupy the Property as the Tenant’s only or principal home.
- 2.2.2 The Tenant must not use the Property for the purposes of a business, trade or profession except with the prior written consent of the landlord. It will not be unreasonable for the Landlord to withhold consent if there is a reasonable likelihood that the use proposed would:
  - (a) give rise to a tenancy to which Part II of the Landlord and Tenant Act 1954 (business tenancies) applies; or
  - (b) cause a nuisance to the occupiers of neighbouring properties or significantly increase wear and tear to the Property.

- 2.2.3 The Tenant must not use the Property for any illegal, immoral, disorderly, or anti-social purposes.
- 2.2.4 The Tenant must not do anything to or on the Property or any Common Parts which may reasonably be considered a nuisance or annoyance to the occupiers of neighbouring properties.
- 2.2.5 In accordance with Section 16A of the Housing Act 1988 as amended by the Renters' Rights Act 2025 the following applies:
  - (a) the Tenant may keep a pet at the Property if the Tenant asks to do so in accordance with Section 16A and the Landlord consents; and
  - (b) such consent is not to be unreasonably refused by the Landlord.
- 2.2.6 The Tenant must not act in such a way which requires the Landlord to commence court proceedings and if they do so, they will be liable for any reasonable costs incurred and for any judgment of the Court in relation to costs.
- 2.2.7 The Tenant must not cause or allowed to be caused, any damage to neighbouring properties, and where appropriate the Tenant will recompense the Landlord for any costs incurred or compensation required to be paid.
- 2.2.8 The Tenant must not allow for the charging of any electric scooter, moped, or bike within the Property.
- 2.2.9 The Tenant must act in accordance with the anti-social behaviour policy dated April 2026 which is attached to this Tenancy
- 2.2.10 The Tenant must act in accordance with any headlease that applies to the Property and the common areas. The summary of the Tenants' obligations are as follows: (SEE ATTACHED COMPLEX RULES where applicable)
  - (a) not to smoke or vape in the common areas
  - (b) not to prop open fire doors
  - (c) not to leave any possessions in the common areas
  - (d) not to keep any pets in the premises

### **2.3 Care, Maintenance and Redecoration**

- 2.3.1 The Tenant must take reasonable care of the Property, any items listed in the inventory and the Common Parts (if any). This includes, but is not limited to:
  - (a) taking reasonable steps to keep the Property adequately ventilated and heated to prevent damage from condensation;
  - (b) taking reasonable steps to prevent frost damage occurring to any pipes or other installations in the Property, provided the pipes and other installations were adequately insulated at the start of the Tenancy; and
  - (c) disposing of all rubbish in an appropriate manner and at the appropriate time and in accordance with local council requirements.
- 2.3.2 The Tenant must not make any addition or alteration to the Property or redecorate the Property (or any part of it) without the Landlord's prior written consent.
- 2.3.3 The Tenant must notify the Landlord as soon as reasonably possible of any repairs needed to the Property or to any items listed on the Inventory for which the Landlord is responsible.
- 2.3.4 The Tenant must act in a tenant like manner and must ensure no repair or call out charges are incurred by the Landlord due to the Tenant's failure, or that of any occupier/visitor, to do so. For example, flushing wet wipes or oil/fat down either the toilet or sink, failure to have sufficient credit on a meter to operate the gas fired boiler, or not reporting a repair to the Landlord at the earliest opportunity.
- 2.3.5 The Tenant shall ensure no windows are broken or damaged.
- 2.3.6 The Tenant must not leave the Property unoccupied for more than 28 consecutive days without giving notice in writing to the Landlord.
- 2.3.7 The Tenant must take reasonable steps to ensure the Property is secure whenever the Property is unoccupied.
- 2.3.8 The Tenant must keep the garden and grounds properly cultivated according to the season and free from weeds, in a neat and tidy condition with the lawns regularly mown and edged, and shrubs and trees pruned but not alter the character or layout of the garden or grounds.
- 2.3.9 The Tenant cannot act in such a way which requires the Landlord to claim against their insurance policy, whether such action is through negligence, misuse or failure to act reasonably by the Tenant.

- 2.3.10 The Tenant must arrange for the removal of all vermin, pests and insects, if infestation begins 7 days after the original Tenancy commencement, woodworm and woodboring insects excepted, unless such infestation occurs as a failure of the Landlord to fulfil his repairing obligations.
- 2.3.11 The Tenant should not smoke or vape within the interior of the Property to include any internal common parts.

## **2.4 Access to the Property for the Landlord**

- 2.4.1 Provided the Landlord has given the Tenant at least 24 hours' prior notice in writing, the Tenant must give the Landlord (or any person acting on behalf of the Landlord) access to the Property at reasonable times of day for the following purposes:
- (a) to inspect its condition and state of repair; and
  - (b) to carry out the Landlord's repairing obligations and other obligations under this agreement; and
  - (c) to carry out any inspections required by law including, but not limited to, gas safety inspections, fire safety inspections and inspections of any smoke or carbon monoxide alarms installed in the Property and to carry out any works, repairs, maintenance or installations required by law; and
  - (d) to carry out any improvements required; and
  - (e) to check on occupancy where the Tenant has breached their obligations in relation to paying the Rent and is not replying to communications from the Landlord or anyone acting on their behalf; and
  - (f) where third parties have complained about the conduct of the Tenant or anyone else who may be occupying the Property.
- 2.4.2 Provided the Landlord has given the Tenant at least 24 hours' prior notice in writing, the Tenant must give the Landlord (or any person acting on behalf of the Landlord) access to the Property at reasonable times of day in the following circumstances for the purposes specified:
- (a) where the Tenant has given notice under clause 1.6.2 to show prospective tenants or purchasers, letting agents or estate agents around the Property; and
  - (b) where the Landlord has given notice under clause 1.6.1 to show prospective tenants or purchasers, letting agents or estate agents around the Property.
- 2.4.3 The Tenant agrees that if the Property is to be unoccupied for a period of more than 28 consecutive days, the Landlord may have access during that period for the purposes of keeping the Property insured and taking such steps as may reasonably be necessary to mitigate the risk of damage to the Property during that period.
- 2.4.4 The Tenant must give the Landlord (or persons acting on the Landlord's behalf) immediate access to the Property in the event of an emergency at the Property.

## **2.5 Assignment and Subletting**

- 2.5.1 The Tenant must not assign (i.e. transfer to another person) the Tenancy, either in whole or in part without the consent of the Landlord in writing.
- 2.5.2 The Tenant must not sublet the whole of the Property for part or the entire duration of the Tenancy.
- 2.5.3 The Tenant can request to sublet part of the Property for either the whole or part of the duration of the Tenancy. The Tenant must not sublet any part of the Property without the consent of the Landlord in writing.

## **2.6 Moving out at the end of the Tenancy**

- 2.6.1 Except for fair wear and tear, the Tenant must return the Property and any items listed on the Inventory to the Landlord in the same condition and state of cleanliness as they were at the start of the Tenancy.
- 2.6.2 The Tenant must remove all possessions (including any furniture) belonging to the Tenant, any Other Occupier or visitor and all rubbish from the Property at the end of the Tenancy. If any such possessions are left at the Property after the Tenancy has ended, the Landlord will remove and store the possessions for 7 days (other than any perishable items which will be disposed of immediately) and will take reasonable steps to notify the Tenant. If the items are not collected within 7 days, the Landlord may dispose of the items.

- 2.6.3 The Tenant must give vacant possession and return all keys as listed in the ingoing Inventory to the Landlord at the end of the Tenancy, including any additional keys cut for the Tenant during the Tenancy.
- 2.6.4 The Tenant must provide the Landlord with a forwarding address at the end of the Tenancy.
- 2.6.5 The Tenant must ensure none of the supplies in relation to the gas and electric have been disconnected by the relevant supplier or that any prepayment meter is not in emergency credit or any debt incurred by the Tenant has been pre-loaded onto the prepayment meter by the relevant supplier.

## **2.7 Safety Measures**

- 2.7.1 The Tenant agrees to test all smoke and carbon monoxide alarms on a weekly basis, to clean the alarms every 3 months using the soft brush of a vacuum cleaner and to replace batteries as and when necessary.
- 2.7.2 The Tenant must follow the advice contained within any Legionella or Fire Risk guidance provided by the Landlord.
- 2.7.3 The Tenant must ensure they report any defects or hazards within the Property or any of the outside areas to the Landlord at the earliest opportunity.

## **3.0 Landlord Obligations**

- 3.1 The Landlord must give possession to the Tenant at the commencement of the Tenancy.
- 3.1.1 The Landlord must not interrupt or interfere with the Tenant's right to quiet enjoyment of the Property.

## **3.2 Repair and Maintenance of the Property and Items Listed on the Inventory**

- 3.2.1 In accordance with Section 11 of the Landlord and Tenant Act 1985 (repairing obligations in short leases) the Landlord shall:
  - (a) keep in repair the structure and exterior of the Property (including drains, external pipes, gutters and external windows);
  - (b) keep in repair and proper working order the installations in the Property for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity); and
  - (c) keep in repair and proper working order the installations in the Property for space heating and heating water.
- 3.2.2 In 3.2.1 these conditions do not apply, if any of the following criteria apply:
  - (a) a county court order under Section 12(2) of that Act has been made in relation to the Tenancy;
  - (b) the Property is contained in premises in respect of which the right to manage has been acquired by a RTM company under Chapter 1 of Part 2 of the Commonhold and Leasehold Reform Act 2002 (and has not ceased to be exercisable by it).
- 3.2.3 In accordance with Section 11 of the Landlord and Tenant Act 1985, the Landlord is not required to:
  - (a) repair anything which the Tenant is liable to repair by virtue of the Tenant's duty to take reasonable care of the Property;
  - (b) rebuild or reinstate the Property in the case of destruction or damage by fire, storm or flood; or
  - (c) keep in repair or maintain anything which the Tenant is entitled to remove from the Property.
- 3.2.4 The Landlord must keep in repair and proper working order any furniture, fixtures, fittings and appliances which are listed in the Inventory, except where the damage or need for repair is a result of the Tenant's failure to comply with their obligations.

### **3.3 Fitness for Human Habitation**

3.3.1 The Landlord must provide the Tenant with the Property fit for human habitation as laid out in Section 9A of the Landlord and Tenant Act 1985 at the commencement and during the entirety of the Tenancy.

### **3.4 Electrical Safety**

3.4.1 The Landlord shall comply with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 (as amended) and shall in particular:

- (a) ensure the relevant electrical safety standards are met during any period when the Property is occupied under the Tenancy;
- (b) ensure the relevant electrical installations in the Property are inspected and tested by a qualified person (within the meaning of that Regulation) at least every 5 years or, if required by the most recent report referred to in sub-paragraph (c) below, earlier; and
- (c) obtain a report from the person conducting that inspection and test, which gives the results of the inspection and test and the date by which the next inspection and test is required, and to supply a copy of that report to the Tenant.

### **3.5 Gas Safety**

3.5.1 The Landlord shall comply with Regulation 36 of The Gas Safety (Installation and Use) Regulations 1998 and shall in particular:

- (a) ensure there is maintained in a safe condition any relevant gas fitting and any relevant flue which serves a relevant gas fitting;
- (b) ensure each appliance and flue to which that duty extends is checked for safety:
  - (i) by, or by an employee of, a member of a class of persons approved, at the time of the check, by the Health and Safety Executive; and
  - (ii) at intervals to be determined in accordance with the 1998 Regulations; and
- (c) ensure a record in respect of any appliance or flue so checked is made and, subject to exceptions, a copy of that record is given to the Tenant.

3.5.2 The above clause only applies if there is a relevant gas fitting (within the meaning of Regulation 36(1) of the 1998 Regulations) installed in or serving the Property and the gas fitting is one to which the 1998 Regulations apply

### **3.6 Insurance and Rent Suspensions**

3.6.1 The Landlord must insure the Property against fire, flooding and other risks usually covered by a comprehensive insurance policy and must use all reasonable efforts to arrange for any damage caused by an insured risk to be remedied as soon as possible. The Tenant is responsible for arranging insurance of the Tenant's own belongings.

3.6.2 The Landlord must provide the Tenant with a copy of the insurance policy at the request of the Tenant. The insurance provides the following summary which the Tenant agrees to adhere to: (the following are examples)

- (a) duty to prevent and report damage;
- (b) not to allow bath or sink taps to run unattended;
- (c) keep heating on low during colder months;
- (d) not to use portable heaters indoors unless they have been professionally checked;
- (e) not to drill into walls without prior permission.

3.6.3 Where the Property is uninhabitable due to damage caused to the Property by an insured risk then, unless the damage was caused by the Tenant's negligence or failure to comply with the Tenant's obligations under this agreement, the Tenant shall not be required to pay Rent until the Property is fit for occupation and use. For the avoidance of doubt, there is no obligation upon the Landlord to provide alternative accommodation.

### **4.0 Landlords Statutory Grounds for Possession**

4.1 If any of the Grounds specified in clause 4.2 apply, the Landlord may seek to repossess the Property (sometimes referred to as forfeiture and re-entry) during the term by giving the Tenant notice under Section 8 of the Housing Act 1988 as amended by Renters' Rights Act 2025 of their intention to apply to court for possession and, subsequently, applying to the court for a possession order.

- 4.2 The Grounds referred to in clause 4.1 are the following Grounds which are contained in Schedule 2 of the Housing Act 1988 as amended by the Renters' Rights Act 2025:
- Ground 1: Property required for occupation by the Landlord or a family member.
  - Ground 1A: Landlord intends to sell the property
  - Ground 2: Mortgagee (lender) entitled to possession.
  - Ground 2ZA: Superior lease has expired or is ending.
  - Ground 2ZB: Superior landlord requires possession of the property.
  - Ground 2ZC: Possession required by a public body or regulated landlord.
  - Ground 2ZD: Possession required to comply with an enforcement notice or statutory requirement.
  - Ground 4: Property required for occupation by a student of an educational institution.
  - Ground 4A: Student house of multiple occupation.
  - Ground 5: Property required for occupation by a minister of religion.
  - Ground 5A: Property required for occupation by an agricultural worker.
  - Ground 5B: Occupation by a person who meets specific employment requirements.
  - Ground 5C: End of employment by the Landlord.
  - Ground 5E: Property required for use as supported accommodation.
  - Ground 5G: Property required for an employee of a specific trade.
  - Ground 6: Property required for substantial redevelopment.
  - Ground 6A: Possession required to comply with HMO licensing requirements.
  - Ground 6B: Compliance with requirements of a financial regulator.
  - Ground 7: Death of the Tenant.
  - Ground 7B: Immigration disqualification (Right to Rent).
  - Ground 8: At least 13 weeks' or 3 months' rent arrears.
  - Ground 9: Suitable alternative accommodation is available.
  - Ground 10: Some rent is overdue.
  - Ground 11: Tenant is persistently late in paying rent.
  - Ground 12: Breach of any term(s) of the Tenancy agreement.
  - Ground 13: Condition of the Property or common parts has deteriorated due to acts or neglect of the Tenant or other occupant.
  - Ground 14: The Tenant or other person residing in or visiting the Property is guilty of nuisance or annoyance in the locality, or convicted of a criminal offence in relation to the Property.
  - Ground 15: Condition of furniture provided under the Tenancy agreement has deteriorated due to ill-treatment by the Tenant or other occupant.
  - Ground 17: Landlord was induced to grant the Tenancy by a false statement made knowingly or recklessly.
- 4.3 If the Tenancy ceases to be an assured periodic tenancy, the Landlord reserves the right to end the Tenancy (usually referred to as forfeiture and re-entry) if:
- (a) the Rent is unpaid 14 days after becoming payable whether it has been formally demanded or not;
  - (b) the Tenant is declared bankrupt; or
  - (c) the Tenant breaches any term of this Tenancy.

## **5.0 Landlord Contact Details and Services of Written Notices**

### **5.1 Service of written notice by post or hand**

The Landlord agrees any notices given under or in connection with this agreement which are required to be given in writing may be served on the Landlord either by being left at the address given below or by being sent to that address by first class post. Notices shall be taken to be received the day after being left at the Property or the day after posting.

The address for service of written notices and other documents on the Landlord is:  
253-255 Queensway, Bletchley, Milton Keynes, MK2 2EH

### **5.2 Service of written notices by email**

The Landlord agrees any notices given under or in connection with this agreement which are required to be given in writing may, alternatively, be sent by email. Notices sent by email shall

be taken to be received the day after being sent. The Landlord agent's email address for this purpose is: info@affinity-lettings.co.uk

## **6.0 Tenant Contact Details and Services of Written Notices/Documents**

6.1 The Tenant agrees any notices given under or in connection with this agreement which are required to be given in writing may be served on the Tenant during the Tenancy either by being left at the Property or by being sent to the Tenant at the Property by first class post. Notices shall be taken to be received the day after being left at the Property or the day after posting.

### **6.2 Service of written notices/documents by email**

The Tenant agrees any notices/document given under or regarding this agreement which are required to be given in writing may, alternatively, be also sent by email, except as set out in clause 6.3 below. Any notices/documents sent by email shall be taken to be received the day after being sent. The Tenant's email address for these purposes is: (insert Tenant's email address)

6.3 Any notice given under Section 8 (notice of proceedings for possession) of the Housing Act 1988 as amended by the Renters' Rights Act 2025 must always be given to the Tenant in hard copy in accordance with clause 6.1 above. This does not prevent the Landlord also serving such a notice by email and by hand.

## **7.0 Equality Act 2010**

7.1 Where applicable, Section 190 of the Equality Act 2010 (improvement to let dwelling houses) as noted:

- 7.2 (a) the fact that Section 190 has the effect that a Landlord may not unreasonably withhold consent to a Tenant's application to make an improvement (within the meaning of Section 190(9) of the 2010 Act) to premises where:
- (i) a disabled person (within the meaning of Section 6(2) of the 2010 Act) occupies or intends to occupy the premises as their only or main home; and
  - (ii) the improvement is likely to facilitate the disabled person's enjoyment of the premises, having regard to their disability; and
- (b) the fact that the rights and obligations conferred by Section 190 do not apply in so far as provision of a like nature is made by the Tenancy.

7.3 This applies where:

- (a) the Tenancy is neither a protected Tenancy nor a statutory Tenancy; and
- (b) the Tenant is entitled, with the consent of the Landlord, to make improvements (within the meaning of Section 190(9) of the 2010 Act) to the Property.

## **8.0 Privacy Policy**

8.1 Data Controller details:

**Affinity**

**253-255 Queensway, Bletchley, Milton Keynes, MK2 2EH**

ICO Registration Number: ZA05117

### **8.2 Your Personal Data**

The Landlord and/or Agent will hold and process personal data where necessary for the purposes of granting, administering, managing and enforcing this Tenancy, complying with legal obligations, and protecting legitimate interests connected with the Property and Tenancy. Personal data may be shared, where lawful and necessary, with third parties including the Landlord, contractors, deposit protection schemes, utility providers, local authorities, insurers, professional advisers and property management software providers.

8.3 **Your Rights**

You may have rights under data protection law, including the right to request access to your personal data, correction of inaccurate personal data, erasure, restriction of processing, data portability, and to object to processing in certain circumstances.

8.4 **Complaint**

If you have any concerns about how your personal data is used, please contact the Data Controller first. You also have the right to complain to the Information Commissioner’s Office

9.0 **Tenancy Deposit Prescribed Information**

9.1 The name, address and contact details of the Scheme Administrator of the Tenancy Deposit Scheme that is safeguarding your Tenancy deposit is:

Deposit Protection Service (The DPS)

The Pavilions

Bridgwater Road

Bristol

BS99 6AA

Telephone No. 0330 303 0030

Email: [contactus@depositprotection.com](mailto:contactus@depositprotection.com)

Website: [www.depositprotection.com](http://www.depositprotection.com)

9.2 Information contained in a leaflet supplied by the Scheme Administrator to the Landlord explaining the operation of the provisions contained in the statutory scheme.

**See attached Terms and Conditions**

9.3 Information on the procedures applying for the release of the deposit at the end of the Tenancy.

**See attached Terms and Conditions**

9.4 Procedures that apply under the Scheme where either the Landlord or the Tenant is not contactable at the end of the Tenancy.

**See attached Terms and Conditions**

9.5 Procedures which apply under the Scheme where the Landlord and the Tenant dispute the amount to be repaid to you in respect of the deposit.

**See attached Terms and Conditions**

9.6 The facilities available under the Scheme for enabling a dispute relating to The Deposit to be resolved without recourse to litigation.

There is an alternative Dispute Resolution Scheme available enabling an independent adjudicator to decide on any dispute.

**See attached Terms and Conditions**

9.7 Tenancy Specific Information:

- (a) The Deposit value can be found in clause 1.8.1
- (b) The address of the Property can be found in clause 1.4.1
- (c) The name and address of the Landlord can be found in clause 1.1
- (d) The name and address of the Tenant can be found in clause 1.2
- (e) The name and address of the Relevant Person can be found in clause 1.2.1
- (f) The reasons for any possible deductions from the Deposit by the Landlord can be found in Section 2 of this agreement titled “Tenant Obligations”.

The Landlord or the Landlord’s Agent sign this agreement to confirm acceptance of the terms within it. In accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii), the Landlord certifies that the information provided regarding the Tenancy Deposit Protection is accurate to the best of their knowledge and belief. The Landlord further confirms that this document serves as the Written Statement of Terms required by the Housing Act 1988 (as amended by the Renters’ Rights Act 2025) and has been provided to the Tenant prior to the commencement of the Tenancy.

.....  
SIGNATURE(S) OF LANDLORD(S)

**The Tenant is advised to ensure they have read and understood this agreement before signing it.**

The Tenant signs this agreement to confirm acceptance of the terms within it. In accordance with Statutory Instrument 2007 No. 797 Regulation 2(1)(g)(vii)(bb), the Tenant confirms the information provided for the Tenancy Deposit Protection prescribed information is accurate to the best of their knowledge and belief. By signing below, the Tenant also explicitly acknowledges receipt of this Tenancy Agreement as the formal Written Statement of Terms and confirms they have been given Prior Notice of the Grounds for Possession (including but not limited to Grounds 1, 1A, 4A and 5) as set out in Section 4.2 of this agreement.

.....  
SIGNATURE(S) OF TENANT(S)