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TENANCY AGREEMENT

(ENGLAND — RRA 2026 COMPLIANT)

This Tenancy Agreement is made between:

- **Landlord:** _____ [Full Name], of _____ [Address], _____ [Postcode].
- **Tenant(s):** _____ [Full Name(s) of Tenant 1, 2, 3, 4].

1. Property and Occupation

The Landlord lets to the Tenant the dwelling at _____ [Full Property Address], _____ [Postcode].

- **Permitted Occupiers:** Maximum _____ [Number].
- **Condition:** The Property is let as _____ [Furnished / Unfurnished] with an inventory dated _____ [Date].

2. Tenancy Type and Start Date

This Agreement creates an **assured periodic tenancy** under the Housing Act 1988 as amended.

- **Start Date:** The tenancy begins on _____ [Date].
- **Nature:** The tenancy is a rolling periodic system with a rental period of _____ [Weekly / Monthly].
- **Fixed Terms:** No fixed term applies, as per the Renters' Rights Act 2026.

3. Rent and Bidding Wars Prohibition

- **Amount:** The Rent is £_____ per _____ [Period].
- **Payment:** Payable in advance on _____ [Day] by _____ [Method].
- **Bidding Wars:** The advertised rent was £_____. The Landlord confirms they have not invited or accepted any payment above this advertised price.
- **Increases:** Any rent increase must be made via the **Section 13 statutory procedure**, limited to once per year with a minimum of **2 months' notice**.

4. Deposit

- **Amount:** £_____.
- **Compliance:** The deposit will be protected in a government-authorised scheme and dealt with according to applicable law.

5. Pets

The Tenant may request written permission to keep a pet.

- **Landlord's Consent:** The Landlord shall not **unreasonably withhold or delay consent**.
- **Insurance:** The Landlord may require the Tenant to maintain insurance against potential property damage caused by the pet.

6. Landlord and Tenant Obligations

- **Repairs:** The Landlord shall maintain the Property in accordance with the **Decent Homes Standard** and statutory safety obligations.
- **Tenant Care:** The Tenant shall keep the interior in a tenant-like manner, fair wear and tear excepted.
- **Discrimination:** The Landlord shall not apply discriminatory practices, including towards tenants with children or those receiving benefits.

7. Access and Inspection

The Tenant shall permit access to the Landlord for repairs or inspections at reasonable times, provided at least **24 hours' written notice** is given, except in emergencies.

8. Ending the Tenancy

- **By Tenant:** The Tenant may end this periodic tenancy by giving not less than **2 months' written notice**.
- **By Landlord:** The Landlord may only seek possession using a lawful ground under **Section 8** (e.g., sale, occupation, or arrears), as "no-fault" evictions are abolished.

9. Signatures

Signed by the Landlord: _____

Date: _____

Signed by the Tenant(s): _____

Date: _____

*This document is a general template for England and does not constitute legal advice. Landlords must ensure they are registered on the **National Landlord Database** and provide the Tenant with the "How to Rent" guide, EPC, and Gas Safety Certificate to remain compliant.*