

Periodic Tenancy Agreement

New monthly assured periodic tenancy in England

Complete all parties, the address for service in England or Wales, and the bills schedule before giving this agreement to every named tenant. Give the completed written terms before anyone signs or otherwise agrees the tenancy. Do not leave required terms blank when signing.

1. Definitions and Parties

Landlord:	SAMPLE LANDLORD
Address for Service:	EXAMPLE ADDRESS
Tenant(s):	SAMPLE TENANT
Property:	SAMPLE PROPERTY - NOT FOR USE, Example Town, ZZ1 1ZZ
Property Type:	house
Furnished:	unfurnished

In this agreement, "the Act" refers to the Renters' Rights Act 2025 and any regulations made under it. "The Property" means the dwelling described above. "The Landlord" and "The Tenant" refer to the parties named above.

2. Grant of Tenancy

The Landlord lets the Property to the Tenant as a periodic tenancy commencing on 1 October 2026. Under the Renters' Rights Act 2025, this tenancy is a periodic tenancy from the outset. There is no fixed term. The tenancy continues on a monthly basis until lawfully ended in accordance with the Act.

The Tenant is entitled to possession from the commencement date above and may occupy the Property as their only or principal home. The tenancy continues until ended lawfully, including by valid tenant notice, an agreed surrender, or the statutory possession process described in clause 9.

3. Rent

The rent is £1,000.00 per calendar month, payable in advance on the 1st day of each month by bank transfer.

The Landlord may propose a rent increase using the statutory procedure in section 13 of the Housing Act 1988: serve the prescribed Form 4A giving at least two months' notice. An increase cannot take effect in the first year of this new tenancy or less than 12 months after the previous increase. The Tenant may challenge the proposed rent in the First-tier Tribunal before it is due to take effect, in accordance with that procedure.

The Landlord must not ask for, encourage or accept rent before the tenancy agreement is signed. Once signed and before the tenancy starts, no more than one month's rent may be required for this monthly tenancy. After it starts, rent cannot be required before its contractual due date; the Tenant may choose to pay early voluntarily.

4. Deposit

The Tenant shall pay a deposit of £1,000.00 prior to the commencement of the tenancy. The deposit shall be protected in the DPS scheme within 30 days of receipt. The Landlord shall provide the Tenant with the prescribed information required by the Housing Act 2004 (as amended), to the Tenant and any relevant person who paid the deposit, within the same 30 days of receipt.

The deposit shall not exceed five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the annual rent is £50,000 or more, in accordance with the Tenant Fees Act 2019.

5. Council Tax and Utilities

Complete the schedule below for council tax, gas, electricity, water and sewerage, TV licence, telephone/internet and any Green Deal charge. Identify bills included in the rent, bills payable separately to the Landlord, and bills payable directly to providers. For each separate payment to the Landlord, state the amount and due date, or how and when the Tenant will be told both. No unspecified additional charge is agreed by this template; charges must be permitted by law.

Bills included in the rent (or write none):

Bills paid directly to providers (identify each bill):

Separate bills payable to the Landlord: amount/due date or notification arrangements (or write none; attach a signed schedule if needed):

6. Insurance

The Landlord shall maintain buildings insurance. The Tenant may choose to insure their own belongings, but is not required to buy contents insurance or pet damage insurance, or to reimburse the Landlord for such a policy. The Tenant must take reasonable care of the Property.

7. Landlord's Obligations

The Landlord must keep the Property fit for human habitation throughout the tenancy to the extent required by section 9A of the Landlord and Tenant Act 1985. To the extent required by section 11 of that Act, the Landlord must keep the structure and exterior in repair, and keep installations for water, gas, electricity, sanitation, space heating and water heating in repair and proper working order.

The Landlord must ensure applicable electrical safety standards are met while the Property is occupied, arrange inspection and testing by a qualified person at intervals of no more than five years (or sooner if the report requires), obtain a report stating the results and next inspection date, and supply a copy to the Tenant within the statutory time limits. Required remedial work must be completed within the applicable deadline.

Where regulation 36 of the Gas Safety (Installation and Use) Regulations 1998 applies, the Landlord must maintain relevant gas fittings and flues safely, arrange safety checks at the intervals it requires by a suitably qualified Gas Safe registered engineer, keep the required record and supply it to the Tenant. Applicable exclusions and statutory timing rules remain in force.

The Landlord must meet applicable EPC and smoke/carbon monoxide alarm requirements, protect the deposit and supply prescribed information within the required time, and must not harass or unlawfully evict the Tenant.

8. Tenant's Obligations

The Tenant agrees to pay rent when due; take reasonable care of and keep the Property clean; avoid nuisance to neighbours; report damage and disrepair promptly; and not assign, sublet or make structural alterations without the Landlord's written consent. Reasonable access for inspections and repairs must be arranged with the Tenant, with at least 24 hours' written notice except in an emergency.

Where section 190 of the Equality Act 2010 applies to an improvement requiring consent, the Landlord must not unreasonably withhold consent to an improvement likely to facilitate a disabled occupier's enjoyment of the Property as their only or main home. That statutory provision does not apply to the extent the tenancy already gives equivalent rights.

9. Ending the Tenancy

The Tenant may end this tenancy by giving two months' written notice, ending on a rent due date or the day before. The parties may agree a shorter notice period or an earlier surrender in writing. Tenant notice may be given by letter, email or text; clause 12 does not restrict this right. In a joint tenancy, one tenant can usually give notice ending it for everyone; all joint tenants must agree to a shorter notice arrangement.

The Landlord usually needs a court possession order and its execution to end the tenancy through possession proceedings. The Landlord must usually first give the prescribed section 8 notice specifying applicable statutory grounds. The ground determines the minimum notice period and other conditions. The Landlord must follow the lawful process and cannot evict the Tenant personally. Section 21 is unavailable for this new assured periodic tenancy.

Available grounds for the Landlord to seek possession include, but are not limited to: the Landlord intends to sell or move into the Property (with restrictions in the first 12 months); rent arrears; breach of tenancy obligations; anti-social behaviour; and other grounds as specified in the Act.

10. Pets

The Tenant may request consent in writing, describing the pet, under section 16A of the Housing Act 1988 and may keep it if consent is given. Consent must not be unreasonably refused. The Landlord must respond in writing within the statutory period, usually 28 days, subject to lawful extensions (including a request for further information). Consent must not require the Tenant to buy insurance or pay a prohibited fee.

11. Quiet Enjoyment

The Tenant is entitled to quiet enjoyment without unlawful interference. The Landlord must seek permission and arrange a reasonable time for routine access, giving at least 24 hours' written notice for inspections or repairs. Notice alone does not permit entry against the Tenant's wishes. Emergency access and any court-authorised access are subject to the law.

12. Notices

Any notice required to be served under this agreement or by law shall be in writing and may be served by hand delivery, by recorded delivery post, or by email where the recipient has agreed to receive notices electronically. Notices to the Landlord shall be sent to the address given in this agreement. Notices to the Tenant shall be sent to the Property address or served personally.

13. Statutory Provisions

Statutory rights and duties prevail over any inconsistent wording in this agreement. No clause removes a statutory remedy or allows prohibited payments. This template does not determine whether the tenancy qualifies as assured or whether additional terms are needed for the particular letting.

14. Governing Law

This agreement shall be governed by and construed in accordance with the laws of England and Wales. Both parties submit to the exclusive jurisdiction of the courts of England and Wales. This tenancy is subject to the Renters' Rights Act 2025, the Housing Act 1988 (as amended), the Landlord and Tenant Act 1985, and all other applicable legislation.

Supported Accommodation (complete before agreeing)

Is this supported accommodation? Yes / No (delete one).

If yes, state why it meets the statutory definition and obtain advice on any additional or different terms needed:

Signatures

By signing below, the parties confirm they have read and understood this agreement, completed the required schedules, and agree to be bound by its lawful terms. All named joint landlords must sign (add signature lines if needed).

Landlord: SAMPLE LANDLORD — Signature

Landlord: SAMPLE LANDLORD — Date

Tenant: SAMPLE TENANT — Signature

Tenant: SAMPLE TENANT — Date