

ASSURED PERIODIC TENANCY AGREEMENT

For a residential letting of a single property in England
Basic template — reflects the law from 1 May 2026 under the Renters' Rights Act 2025

IMPORTANT — PLEASE READ BEFORE USE: This is a basic template intended for a straightforward, single letting of a self-contained residential property in England to one household. It is not suitable for houses in multiple occupation (HMOs), lodger arrangements, company lets, holiday lets, agricultural or business tenancies, or any letting with unusual terms. If your situation does not fit this description, or you are unsure, please contact RAD Legal before using this document.

1. The Parties

Landlord's full name(s):

Landlord's address for service (England or Wales):

Tenant's full name(s):

2. The Property

Full address of the property to be let:

Furniture, fixtures and fittings included (if any) — attach an inventory if applicable:

3. Type of Tenancy

This is an assured periodic tenancy under the Housing Act 1988 (as amended by the Renters' Rights Act 2025). It does not have a fixed term and cannot be given one — since 1 May 2026 it is not lawful to grant an assured tenancy of a dwelling in England for a fixed term. The tenancy continues on a rolling basis, as set out below, until it is ended in accordance with Section 10 of this agreement.

Rent period (e.g. monthly, weekly): Tenancy start date:

4. Rent

Rent amount: £ Payable:

Payment due on (day of the period):

Payment method (e.g. standing order to account ending):

Rent increases: the landlord may increase the rent no more than once per year, and only by serving a formal notice (Form 4A) under Section 13 of the Housing Act 1988, giving at least 2 months' written notice. Any increase must not exceed the open market rent for the property. The tenant may challenge a proposed increase at the First-tier Tribunal (Property Chamber) if they consider it excessive. Any rent review clause is not used — this is the only lawful method of increasing the rent.

5. Deposit

Deposit amount: £ Deposit protection scheme used:

The deposit will be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, and the tenant will be given the prescribed information about the scheme within the same period, as required by the Housing Act 2004.

6. Bills and Other Payments

This section states who is responsible for the following payments during the tenancy, as required by the written statement of terms regulations.

Council Tax is payable by:

Gas / Electricity is payable by:

Water / Sewerage is payable by:

TV Licence is payable by:

(Enter 'tenant' or 'landlord' for each. Where a bill is included within the rent figure in Section 4, say so here rather than leaving it blank.)

Where a bill above is payable by the tenant IN ADDITION to the rent, explain here how the tenant will be told the amount and due date of each payment (e.g. supplier will bill the tenant directly):

7. Improvements for a Disabled Tenant

Under Section 190 of the Equality Act 2010, where a tenant needs the landlord's consent to make an improvement to the property, the landlord may not unreasonably withhold that consent if the tenant (or someone who will live there) is disabled and the improvement would help them enjoy the property, having regard to their disability. This does not affect the landlord's right to attach reasonable conditions to any consent given.

8. Landlord's Legal Obligations

Before or at the start of the tenancy, and throughout it, the landlord confirms they will:

- Provide a valid Gas Safety Certificate (if the property has gas appliances) before occupation begins, and renew it annually.
- Provide a valid Energy Performance Certificate (EPC) for the property.
- Ensure the electrical installation is safe, evidenced by a valid Electrical Installation Condition Report (EICR).
- Install and maintain a working smoke alarm on each storey used as living accommodation, and a carbon monoxide alarm in any room with a fixed combustion appliance (excluding gas cookers).
- Keep the structure and exterior of the property, and the installations for water, gas, electricity, sanitation, heating and hot water, in repair (Section 11, Landlord and Tenant Act 1985).
- Ensure the property is fit for human habitation throughout the tenancy (Homes (Fitness for Human Habitation) Act 2018).
- Carry out any Right to Rent checks required under the Immigration Act 2014.
- Provide the written statement of key tenancy terms required under Section 16D of the Housing Act 1988 — this agreement is intended to serve as that statement.

9. Tenant's Obligations

- Pay the rent on the due date, by the agreed method.
- Use the property as a private residence only, and not for any business, trade or unlawful purpose without the landlord's written consent.
- Take reasonable care of the property and its contents, and report any disrepair or safety issue to the landlord promptly.
- Not make alterations to the property without the landlord's written consent.
- Not sub-let or assign the tenancy, in whole or in part, without the landlord's written consent.

- Allow the landlord, or anyone acting for the landlord, access to inspect the property or carry out repairs, on giving at least 24 hours' written notice, except in a genuine emergency.
- Not cause, or allow anyone living at or visiting the property to cause, a nuisance, annoyance or antisocial behaviour to neighbours or other occupiers.

10. Ending the Tenancy

If the tenant wants to leave

The tenant may end the tenancy by giving the landlord at least 2 months' written notice (for example, by letter or email). The notice must expire on a day the rent is due, or the day before rent is due. A shorter notice period can only be agreed in writing with the landlord, and with the agreement of any other named tenants.

If the landlord wants the tenant to leave

The landlord cannot end this tenancy simply by giving notice, and cannot use a Section 21 'no-fault' notice — these were abolished for all tenancies from 1 May 2026. The landlord may only seek to end the tenancy by serving a Section 8 notice relying on one or more of the statutory grounds for possession set out in Schedule 2 to the Housing Act 1988 (for example, rent arrears, antisocial behaviour, or the landlord's intention to sell or move in — the latter two grounds cannot be used within the first 12 months of the tenancy). If the tenant does not leave by the end of the notice period, the landlord must apply to the court for a possession order and prove the ground relied on.

11. Pets

The tenant has the right to request permission to keep a pet at the property. The landlord cannot unreasonably refuse such a request, must respond in writing, and should give reasons if refusing. The landlord may make it a condition of consent that the tenant holds adequate insurance to cover any damage caused by the pet.

12. Other Terms Agreed Between the Parties

Use this space for any additional terms specific to this letting (for example, garden maintenance, parking, or a no-smoking condition). Additional terms must not conflict with the tenant's statutory rights set out above — a term that tries to remove or reduce those rights is not enforceable, even if both parties sign it.

Additional terms:

13. Signatures

By signing below, the parties confirm they have read and agree to the terms of this tenancy agreement.

Signed (Landlord): Date:

Signed (Tenant): Date:

(Where there is more than one tenant, each named tenant should sign a copy.)

This document is a basic template provided for general guidance on straightforward residential lettings in England and does not constitute legal advice. RAD Legal Ltd is a non-regulated legal consultancy and is not authorised or regulated by the Solicitors Regulation Authority. Every letting is different — if your situation is anything other than straightforward, or you would like this agreement checked or tailored before use, please contact RAD Legal.