ASSURED PERIODIC TENANCY AGREEMENT

For the letting of a furnished dwelling. This Agreement creates an Assured Periodic Tenancy under the Housing Act 1988 (as amended). It sets out the rights and obligations of the Tenant and Landlord.

Parties	The Landlord	
	Name	DR ERICA FOGG t/a STUDENT NO FEE
	Address	SNF Office (Students, Neighbourhoods, Friendships) Gordon Hall, rear of 9 Carlton Road, Southampton, SO15 2HN
	Email:	info@studnofee.com
	The Tenant(s) and Tenant's email	
	Tenant: Email	Tenant: Email
	Tenant: Email	Tenant: Email
	Tenant: Email	Tenant: Email
	Tenant: Email	Tenant: Email
	Maximum number of Permitted Occupiers is	
	The Property is the dwelling house which is situated at and being	
Property		
Definitions	Where the context admits	
	"Agreement" means this contract you are entering into with the Landlord that contains both yours and Landlord's obligations.	
	"Landlord" includes the person, company or organisation making this agreement with you (and anyone who later owns the property) that has a right to possession of the Property on termination.	
	"Tenant(s)" includes reference to 'you' or 'your' in this agreement and is the person allowed to reside in the Property under this agreement.	
	"Property" is the dwelling house as described in the terms below and any part that forms the lettings as agreed between the Landlord and Tenant.	
	"Tenancy" refers to your occupation of the Property under this Agreement until the Tenancy is terminated by either party serving notice on the other or by surrender.	
Term	Start date (and including)	12 Noon 1st July 2027
Rent	Initial rent payment of £	is to be paid in advance on or before 18th June 2027
	This will cover the rental period beginning on the start date of the tenancy	
	From 1st August 2027	, subsequent rent payments of £
	Must be paid in advance on 1st day	every Calendar Month
	This is the first day of the rental period for which the payment is for. Payment must be made into:	
	PAYABLE TO: E J Jenkinson Ltd.	BANK: Handelsbanken *(Business Account)*
	SORT CODE: 40-51-62	ACCOUNT NUMBER: 40382025
Utilities	The responsibility for paying the bills under the tenancy agreement are as follows:	

BILL	INCLUDED IN THE RENT
GAS & ELECRICITY	NO
WATER	NO
INTERNET / BROADBAND	YES

All other bills are payable directly by the Tenant to the relevant supplier, authority or broadcaster

Agreement	1.	The Tenancy commences on 1st July at the rent payable and continues until ended in accordance with statue or by surrender
Joint Liability for Rent and Other Cost(s)	2	If there are two or more Tenants party to this Agreement, each Tenant shall be jointly and severally liable. This means you will each be responsible for all of the amounts due under this Agreement, even if you have paid your share but other Tenants have not.
Contact Details & Address for Service of Notice	3.a)	Any notice to either party concerning this Agreement must be served in writing and can be served personally, posted by recorded delivery or by email. Any notices delivered on a weekend or bank holiday will be deemed served on the next working day after it was sent. The parties agree that notices may be served by email to the email address stated in the page 1 of this Agreement. Our address for service in England and Wales is here. Address: SNF Office (Students, Neighbourhoods, Friendships) Gordon Hall, rear of 9 Carlton Road, Southampton, SO15 2HN
Right to rent and Student Test	4.	It is a condition of this tenancy that you, the Tenant(s) living in the property must have the right to rent as set out in Section 22 of the Immigration Act 2014. By signing this agreement, you confirm that all tenants under this agreement are currently full-time students or will become so during the tenancy.
THE TENANT(S) OBLIGATIONS		
	5.	The Tenant(s) agrees with the Landlord that s/he or they will: -
Payment of rent and other charges	a)	Pay the Rent at the times and in the manner specified.
	b)	You must pay all charges for council tax, utilities, TV licence, communication services and any energy efficiency improvements under the green deal plan relating to the Property, except to the extent that any such charge is expressly stated on page 1 of this Agreement to be included and paid together in the Rent. Where you reasonable for making direct payments, you must notify the relevant suppliers of your occupation of the Property at the start and end of the Tenancy and pay all final sums due. The supplier(s) of these services may not be changed without obtaining the prior written consent of the Landlord, such consent not to be unreasonably withheld.
	c)	If required by Southampton City Council the Tenant will either provide proof of student enrolment status for Council Tax Exemption 1992 for all occupants or otherwise pay the amount of Council Tax charged to the Property during the tenancy directly to the relevant authority.
	d)	Arrange for their own internet and broadband services to be supplied to the Property (if required in addition to that noted on page 1 of this Agreement) and pay for any such services which shall be consumed or supplied on or to the Property during the tenancy
	e)	Arrange for their own telephone and television services to be supplied to the Property (if required) and pay for any such services which shall be consumed or supplied on or to the Property during the tenancy including paying for a television licence (if required) The landlord will not be responsible for repairs, installation or activation charges with respect to phone line.
Damage and or alteration to the property	f)	You will not carry out any alteration in or additions to the Property or any part of the Premises, including redecorations. Not do or suffer any act which may invalidate any insurance of the Property against fire or otherwise, or increase the ordinary premium for such insurance
	g)	Preserve the Fixtures, Furniture and Effects from being destroyed or damaged and not remove any of them from the internal habitable areas of the Property. Permission shall be required for any form of wall fixings. Any marks/damage caused by the use of blue-tack or similar is not considered wear and tear and must be made good at the end of the tenancy or will be subject to reasonable redecoration charges.
		Not allow any other person to have possession of the keys of the Property except with the previous written consent of the Landlord, which will not be unreasonably withheld or delayed. If any of the keys to the Property which are in the possession of the Tenant are lost the Landlord will replace the lock(s) concerned and all associated keys with those of an equivalent standard of security at the Tenant's expense
Maintenance	h)	Keep the interior of the Property during your occupation in a clean, tidy and in the same condition as at the commencement of the Tenancy and make good all losses, damage and breakage to the property which may occur during your occupation, subject to fair wear and tear.
	i)	Keep the drains and pipes of the Property clear and the garden (if any) cultivated and free from rubbish in the manner as when it was let
Preparation before giving up possession	j)	Leave the Furniture and Effects at the end of your occupation in the rooms or places in which they were at the beginning of the period of occupation
	k)	Yield up the Property at the end of the tenancy in the same clean state and condition as it was at the beginning of the tenancy
	l)	If the tenant breaches clause 3(k) the Landlord may arrange for the Property to be professionally cleaned where reasonably necessary and may seek to recover the reasonable costs incurred from the Tenant.
	m)	Return all keys to the SNF Office (Students, Neighbourhoods, Friendships) by 12 Noon on the last day of the tenancy.
Landlord Access	n)	Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter the Property to view the state and condition thereof, after giving notice in writing to the Tenant 24 hours earlier
	o)	Permit the Landlord or the Landlord's agents at reasonable hours in the daytime to enter and view the Property with prospective tenants, after the Landlord has given notice in writing to the Tenant on the previous day or earlier
	p)	Permit the Landlord or the Landlord's agents to install advertising board(s) for letting purposes
	q)	In the event that the Landlord gives to the Tenant(s) written notice of any failure to carry out any repairs or other works which are the Obligations of the Tenant(s) under the Agreement, the Tenant(s) agrees to carry out such work within one month of receiving such notice or immediately in the case of emergency. Failure to comply with will entitle the Landlord or Landlord's agent to enter the premises and execute said works and the cost of the works will be debt due by the Tenant(s) to the Landlord or Landlord's agent and will be payable on demand

Use of Property	r)	Not conduct on the Property any profession, trade or business or let apartments or receive paying guests on the Property or place any notice board or notice on the Property or use the Property for any other purpose than that of a strictly private dwelling house
Annoyance to Neighbours	s)	Not do or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Landlord or the tenants or occupiers of any adjoining premises. The Tenant should not cause or permit other occupiers and visitors to behave in such a manner that causes harassment, intimidation or discomfort to the neighbour(s) or Landlord with specific reference but not limited to the ground of colour, race, national origin religion, gender, disability, sexual orientation
Pets	t)	You must not keep any pet or animal at the property without the Landlord's written consent, which will not be unreasonably withheld or delayed, pursuant to sections 16A and 16B of the Housing Act 1988 (as amended by the Renters' Right Act 2025)
Subletting	u)	You must not assign, underlet, part with or share possession of the whole of any part of the Property without the written consent of the Landlord, which will not be unreasonably withheld or delayed.
Statutory Notices	v)	Inform the Landlord immediately on receipt of any statutory notice served by a local authority in regard to the Property
Insurance	w)	Be responsible for insurance premiums relating to the insurance of the Tenant's own possessions for which the Tenant is responsible, including food in the fridge/freezer in case of breakdown
Safety and Insurance	x)	Not erect or fit a paraffin, gas, oil device or heater nor keep any combustible or inflammable substance on the Property or do or suffer to be done anything whatsoever whereby any insurance of the premises or the contents of the premises may become void or voidable or whereby the rate or premium for such insurance may be increased. The Landlord to advise the Tenant(s) of such insurance limitations in writing.
THE TENANT(S) OBLIGATIONS continued.		
	y)	If the Rent is inclusive of fair usage of gas, electricity, water and sewerage. The first £1020 per tenant received will be assigned to cover fair usage of gas, electricity and water. The Landlord will accept as fair usage a cost of up to £22 per week per tenant for these services and reserves the right to reclaim from the Tenant(s) any excess above that figure as an additional payment subject to evidenced cost.
	z)	Not allow the use of portable electrical heaters, tumble dryers, heated clothes airers or charge electric scooters or cars except with written permission of the Landlord
	aa)	To take all reasonable precautions to prevent condensation by keeping the Property adequately ventilated by using extractor fans and opening windows regularly, and adequately heated in order to prevent condensation problems (Government recommended room temperature is 18 degrees Celsius.
	ab)	To provide and use their own mattress protector.
	ac)	Not allow the smoking of tobacco, tobacco products, vape or other prohibited drugs on the Property. Cleaning is not always sufficient to eradicate smells. If there is evidence of smoking, such as stained walls or carpets with odour, you may incur reasonable costs to professionally decorate and/or clean.
	ad)	Not to use candles or any naked flame, remove overhead door closures or store any belongings in the hallway or stairs area (protected escape route)
	ae)	To test the smoke/alarm system at the Property once a week by pressing the test/hush button on each detector and notifying the Landlord of any faults found or if the detectors battery backup is beeping
	af)	Ensure that no more than ten visitors are allowed on to the Property at any one time
	ag)	Ensure that non-perishable items such as sanitary towels are disposed of via the refuse collection. Any blocked drains caused by the disposal of non-perishable items will be the Tenant's responsibility and the Tenant will be charged directly by a recognised plumbing/drainage company
	ah)	Take reasonable precautions to prevent infestation all vermin, pests and insects and to pay for the eradication of the infestation caused or contributed to by the Tenant(s)
THE LANDLORD's OBLIGATIONS		
Quiet Enjoyment	6.a)	That the Tenant(s) paying the Rent and performing and observing all the agreements herein contained may quietly possess and enjoy the Property during their occupation without any lawful interruption from or by the Landlord or any person claiming through or under or in trust for the Landlord
Maintenance and Repairs	b)	This agreement shall take effect subject to the provisions of section 9a and section 11 of the Landlord and Tenant Act 1985. The Landlord agrees to maintain the premises and contents in good repair and to keep good working order the provisions of electricity, gas, water and sewerage.
Decoration	c)	That the Landlord be responsible for all external decoration
Domestic Appliances	d)	That the Landlord shall be responsible for the repair of electrical appliances and white goods supplied as per the inventory. That electrical appliances and white goods are supplied and maintained in good working order.
Tenant Notice(s)	e)	The Landlord provides the Tenant with the written statement as follows: The Landlord wishes to be able to recover possession of the Property on the basis that the Tenant meets the Student Test (as defined by the Renters Rights Act 2025) when the tenancy is entered into, and the Landlord intends, on the next occasion on which the dwellinghouse is let, or let it to a tenant that meets the Student Test when that new tenancy is entered into
Furniture and Furnishings	f)	That the Landlord warrants that all soft furnishings sofas, chair seats and mattress listed on the inventory and supplied to the premises comply (if appropriate) with the provisions of The Furniture and Furnishings (Fire Safety) Regulations 1988 and The Furniture and Furnishings (Fire Safety) Regulations 1993.
Gas Safety	h)	That the Landlord warrants any gas appliance or flue complies with the Gas Safety Regulations 1998 (as amended) by ensuring that a copy of the gas safety certificate is given to the Tenant(s) as part of the Government How to Rent Guide and any renewal within 28 days of that check being carried out.
Electrical Safety	i)	That the Landlord warrants all electrical installation comply with Electrical Safety Regulations 2020 (As amended) by ensuring installations are inspected and tested every 5 years by a qualified person and provide a report within 28 days of the check being carried out.
Deposit	j)	That the Deposit of £
		Shall be paid by the Tenant(s) on or before signing this Agreement and be retained as security for performance of the Tenant(s) Obligations. The Deposit shall be administered and repayable in strict accordance with the terms of the Tenancy Deposit Scheme named below.
		Tenancy Deposit Scheme: Tenancy Deposit Solutions Ltd trading as MyDeposits

		The Landlord with provide the prescribed information to the Tenant(s) within 30 days of the Deposit being paid. The deposit has been taken for the following purposes: The reasonable costs incurred in compensating the Landlord for, or for rectifying or remedying any breach by you of your obligations under the Agreement.
Inventory	k)	Together with furniture, carpets, curtains, equipment, fixtures and effects therein and more particularly specified in the inventory thereof to be agreed by the parties. The furniture supplied by the Landlord consists of a bed, mattress, wardrobe, desk and desk chair in each bedroom, minimum of 4 soft furnishings seats per 5 tenants in the communal room, a washing machine and the equivalent of one large fridge freezer (capacity 9.4 gross cu.ft.) per 5 tenants. That the Landlord will supply a full copy of an inventory including a list of contents and summary of the condition.
Property unfit for Occupation and Use	l)	If the property shall be destroyed or damaged by fire or other insured risk (not due to the act, neglect or fault of the Tenant(s)) so as to be unfit for occupation and use, the Rent is hereby reserved or a fair proportion thereof according to the nature and extent of the damage sustained shall be suspended until the Property shall again be rendered fit for occupation and use. The amount in case of dispute to be settled by arbitration
Forfeiture of Tenancy	7.	Provided that if the Rent or any instalment or part thereof shall be in arrears for at least fourteen days after the same shall have become due (whether legally demanded or not) or if there be a breach of any of the agreements by the Tenant, the Landlord may re-enter on the Property (subject always to any statutory restrictions on his power to do so) and immediately thereupon the tenancy shall absolutely determine without prejudice to the other rights and remedies of the Landlord
Advisory Notes to Tenant(s)	8.	The Tenant(s) should ensure that whenever the Property is left unattended (even for a short time) all windows and entrance doors shall be closed and all deadlocks or other locks or bolts fitted to such windows and doors shall be fastened securely. If unattended for a period of more than a week the tenant(s) must advise in writing. The Tenant(s) should take adequate precautions to avoid damage from the freezing and bursting of pipes during the winter months (recommended minimum room temperature 10 Celsius). The Landlord should advise the Tenant(s) in writing of any other action that should be taken during any periods that the property is left unattended.
Specified Works	9.	The Landlord agrees to undertake the Specified Works outlined by the Date of Completion given in the box which is immediately below and forms part of this clause. The specified Works may be detailed on a separate Schedule of Specified Works and attached to this Agreement by mutual consent of the Landlord and the Tenant(s). If any schedule is attached, it must be explicitly referred to in the box which is immediately below and thereupon it becomes a material part of this Assured Periodic Tenancy Agreement. A copy of the Schedule must be physically attached to each original signed copy of this agreement. Should the Specified Works not be completed in full by the Date of Completion, the Rent will be reduced to the Rent Amount, payable for each and each successive Rent Period, as state in the box which is immediately below, from the excluding the Date of Completion to and including the last day of the Rent Period in which the Specified Works are completed as agreed. Specified Works: Date of Completion: Rent Amount: £ Rent Period: Per Week / 4 Week / Calendar Month (delete as appropriate)
SIGNED by the above named (THE LANDLORD)		
		Signature: Date:
SIGNED by the above named (THE TENANT(s))		
		Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature: Date Tenancy Entered into: