

CONTRACTUAL TENANCY – STUDENT LET

This Tenancy Agreement is a contractually binding document. You should read it carefully before signing it to ensure that you have understood the contents of the agreement fully. If you do not understand this Contractual Tenancy Agreement or anything in it, you might consider consulting independent advice (such as but not limited to a firm of solicitors, Citizens Advice or Housing Advice Centre).

This is a contractual common law tenancy which cannot be an assured tenancy as it is exempt from the provisions of the Housing Act 1988. Middlesex First Limited is the landlord and the person appointed in respect of the tenancy and Southern Housing is a member of a specified housing management code of practice being the ANUK/Unipol Code of Standards for Larger Developments for student accommodation not managed and controlled by educational establishments dated 27th February 2026 further to the Assured and Protected Tenancies (Lettings to Students) Regulations 1988 as amended by The Student Accommodation (Miscellaneous Provisions) (England) Regulations 2026.

We are required to carry out checks on all prospective tenants to make sure they have the Right to Rent accommodation in England. If these checks have not been carried out at the time this agreement is signed, then this Agreement is conditional upon Right to Rent checks showing you have a Right to Rent. If you are unable to satisfy this requirement this agreement will not take effect.

This Tenancy Agreement is dated: {{Current_Date__x0028_without_time_x0029__}}

1. **Parties**

(1) **MIDDLESEX FIRST LIMITED** owner of {{Room_Location_Description}}, {{State_Province}}, {{City}}, {{Country_Description}}, {{Zip_Postcode}}, a Community Benefit Society registered under the Co-operative and Community Benefit Societies Act 2014 and Southern Housing is an approved member of ANUK/Unipol National Code whose registered office is at Fleet House, 59-61 Clerkenwell Road, Farringdon, London, EC1M 5LA and its successors in title to the Property ("Middlesex First Limited", "Us", "We")

and

(2) {{Name_First}} {{Name_Last}} ("the Tenant", "You")

Tenant of room: (to be advised on arrival), a {{Room_Type_Web_Description}}

2. **Term of Agreement**

2.1 This is a {{Contract_Length}}-week agreement which commences on {{Tenancy_Start_Date}} and ends on {{Tenancy_End_Date}}.

3. **Definitions**

In this agreement:

Accommodation means the room allocated by the Association.

Agreement – means this tenancy agreement.

Building – means the building in which the Accommodation is located in.

Furniture and Furnishings means Southern Housing's furniture, furnishings, installations and other items used by the Tenant from time to time in the Accommodation in accordance with the latest Inventory signed by Southern Housing and the Tenant and attached at Schedule II of this Agreement.

Tenancy means this tenancy agreement;

Term – means the fixed period when this tenancy is in effect as set out in Clause 2.1 of this Agreement.

Rent means {{Instalment_1}} a week, this is payable in accordance with clause 6.1 of this Agreement.

Suitable for Occupation means the Accommodation is ready for immediate occupation at the commencement of the Tenancy; accessible and safe; clean and in

a good decorative state; furnished with the Furniture and Furnishings as set out in Schedule II; connected with a data line for the provision of internet; with available bathroom facilities (either ensuite or comprised within any common parts) fitted with a shower, mirror and wash basin with hot and cold running water and toilet facilities; and with kitchen facilities available, either exclusively or within any common parts with kitchen facilities equipped with a sink unit with drainer, a cooker (including hob and oven), microwave, a fridge/freezer, dust pan and brush, kitchen bin, fire extinguisher (where appropriate) and blanket (or other appropriate fire suppression system), storage cupboards and work surface for food preparation; and capable of receiving maintenance and house-keeping services provided by or on behalf of Middlesex First Limited.

4 Break Clause

- 4.1 During the Term, Middlesex First Limited can serve upon the Tenant a Break Notice in the form of a written notice giving not less than one month's notice. At the end of the notice period, if the Tenant has not moved out Middlesex First Limited will be entitled to apply to court for an order to gain possession of the property.
- 4.2 Middlesex First Limited will only send a Break Notice if it has reasonable belief that the Tenant is in breach of the terms of the Tenancy.

5. The Accommodation

- 5.1 You will be provided with a bedroom / Flat / Studio ("the Accommodation") furnished in accordance with the inventory attached as Schedule II to this Agreement and will be entitled to use the communal parts of the building that the Accommodation is situated in.

6. Rent

- 6.1 The Tenant shall pay to Middlesex First Limited the Rent in advance in 3 instalments as follows:
1. {{Instalment_1}} representing 1 weeks rent to be paid upon return of the signed tenancy agreement
 2. {{Instalment_2}} representing 19 weeks rent to be paid by {{DueDate1}}.
 3. {{Instalment_3}} representing 20 weeks rent to be paid by {{DueDate3}}.

6.2 The Tenant is responsible for payment of the full rent for the full term of the Tenancy agreement of the Accommodation for the duration of the Term.

6.3 In the event that the Agreement is terminated by agreement either by Notice by Middlesex First Limited or as the result of Court proceedings, the Tenant liable for all rent and other charges up till the date the notice expires or the Tenancy ends (whichever is the latter).

7. **Legal Notices**

7.1 In accordance with the provisions of Section 48 of the Landlord and Tenant Act 1987, we hereby give you notice that our address in England and Wales at which notices (including notices in proceedings) may be served on us by you is: **Middlesex First Limited, Fleet House, 59-61 Clerkenwell Road, Farringdon, London, EC1M 5LA**

7.2 Any legal notice, or any other communication arising from the agreement, shall be validly served on the Tenant if posted or delivered to the premises.

7.3 Any such notice sent by post shall be deemed to have been delivered on the first working day after it was posted.

8. **Altering the Agreement**

8.1 With the exception of any changes in the Rent or other charges, this Agreement can only be altered in by agreement in writing between Middlesex First Limited and the Tenant.

9. **Your obligations as Tenant**

You agree:

9.1 To pay the rent in full, in advance, promptly as and when it falls due in accordance with clause 6.1.

9.2 To use the Accommodation as your only or principal residence and not to use the Accommodation for any illegal or immoral purpose or for carrying on of a business or profession.

- 9.3 Not to take in any lodgers or allow anyone else to live in the Accommodation. Overnight guests may be permitted in accordance with House Rules.
- 9.4 Not to commit or cause or allow visitors to commit any form of harassment on the grounds of race, colour, religion, sex, sexual orientation, age, or disability or for any other reason whatsoever which may interfere with the peace and comfort of, or cause offence to any other resident, staff, visitors or neighbours of the Building.
- 9.5 Not to commit or cause or allow visitors to commit any act which results in physical harm, mental harm or otherwise any act which results in the disruption of any residents or staff, visitors, neighbours or agents or contractors of Middlesex First Limited.
- 9.6 Not to commit or cause or allow visitors to commit any act which results in disruption of any other resident's right to peacefully occupy any other premises in the house, to cause noise disturbance, or to commit any act which results in physical harm to any other resident, staff, visitors or neighbours of the Building.
- 9.7 Not to cause or allow noise disturbance, play or allow to be played any radio, television, record or tape recording or musical instrument so loudly that it can be heard outside the Accommodation and disturbs other residents or neighbours or visitors
- 9.8 To keep the Accommodation in good and clean condition and assist in keeping the communal facilities of the Building clean and tidy.
- 9.9 To take reasonable care of the fixtures, fittings and furniture in the Accommodation and to make good any damage to the Accommodation or Middlesex First Limited's furniture, fixtures, and fittings, fair wear and tear excepted.
- 9.10 To pay any costs incurred by Middlesex First Limited carrying out such works in default of their obligation to make good any damage caused by you.
- 9.11 Not to remove any items of furniture or fittings from the Accommodation or the Building.
- 9.12 Not to make any alterations to the Accommodation or building or to any fixtures, fittings or furniture provided by Middlesex First Limited or its contractors.

- 9.13 To comply with any health, safety or fire instructions given by Southern Housing and not to engage in conduct which is likely to endanger the health or safety of other residents in the Building. To read and take note of the Fire Safety Instructions attached at Schedule III to this Agreement.
- 9.14 To report to Southern Housing promptly any disrepair or defect for which Middlesex First Limited is responsible in the structure exterior or interior of the Accommodation or Building or any installation therein or in the common parts of the Building, or any disrepair or defects in the fixtures, fittings or furniture.
- 9.15 To ensure that any electronic items used or charged are only done so in accordance with manufacturer guidance and that all electronic items are in warranty or have been serviced by a qualified engineer. All items must be fit for use with UK power systems and have the correct adaptors if necessary.
- 9.16 Not to keep any animals or pets in the Accommodation.
- 9.17 To move to alternative accommodation within the Building or alternative Accommodation if asked to do.
- 9.18 To allow Middlesex First Limited's agents and employees access to the Accommodation at any time for any reason, including but not limited to carrying out repair or improvement works or inspections in accordance its statutory obligations, to inspect the Accommodation. At least 24 hours' notice will normally be given except where there is an emergency in which case no notice may be given and Southern Housing may force access to address the emergency.
- 9.19 To give Middlesex First Limited vacant possession and return the key card and any other keys of the accommodation at the end of the Term.
- 9.20 To pay to Middlesex First Limited any outstanding payments of rent and arrears or recharges prior to moving out.
- 9.21 At the end of the tenancy, to leave the room in a good, clean and tenantable condition. Any items left are at the Tenant's own risk. Middlesex First Limited will recharge the Tenant for any works it needs to do in the event the Tenant has caused damage to the Accommodation, the Building or any contents within it.

- 9.22 To keep and return in good condition all items supplied by Middlesex First Limited, as per the Inventory in Schedule III to this Agreement.
- 9.23 To only have a maximum of two signed in visitors into the Accommodation at any one time. Visitors are the sole responsibility of the Tenant and must be accompanied by the Tenant. Visitors must be signed in and out of reception and must leave the Accommodation and Building by the curfew times. Visitors must not be given key cards or any other keys. All visitors must behave in accordance with the House Rules. If a Visitor becomes a nuisance or threat then the Tenant will be asked to escort them from the Premises or they will be asked to leave. The police may be called. Middlesex First Limited reserves the right to ban any visitors from entering the Accommodation or Building.
- 9.24 If the Tenant breaches this agreement or fails to fulfil any of their obligations under this agreement, the Tenant shall pay any reasonable costs properly incurred by Middlesex First Limited in remedying such breaches or in connection with the enforcement of those obligations.

10. **Middlesex First Limited's Obligations**

Middlesex First Limited agrees:

- 10.1 To ensure the Accommodation is Suitable for Occupation at the commencement of the Tenancy and to provide the Tenant with quiet enjoyment for the duration of the Term.
- 10.2 To provide the services detailed in Schedule I attached to this Agreement.
- 10.3 In accordance with section 11 of the LTA 1985, to:
- (a) keep in repair the structure and exterior of the Accommodation and Building (including drains, external pipes, gutters and external windows);
 - (b) keep in repair and proper working order any installations in the Accommodation and Building 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 Accommodation and Building for space heating and heating water.

10.4 Middlesex First Limited shall not be required to carry out any work or repairs for which the Tenant is liable by virtue of this agreement or to keep in repair or maintain anything which the Tenant is entitled to remove from the Accommodation.

10.5 To insure the Accommodation and the Building to their full value against loss or damage by the insured risks and to provide a copy to the Tenant if requested. The insurance will not cover the Tenant's possessions and the Tenant is advised to obtain their own contents insurance.

11. **Re-entry Clause**

11.1 Middlesex First Limited reserves the right to re-enter the Property if:

- (a) the Rent is unpaid 21 days after becoming payable whether it has been formally demanded or not;
- (b) an Act of Insolvency occurs; or
- (c) the Tenant has breached the agreement.

This does not affect any rights of the Tenant under the Protection from Eviction Act 1977. The Landlord cannot evict the Tenant without a court having first made an order for possession.

If the Landlord re-enters the Property pursuant to this clause, then the Tenancy shall immediately end. Any right or remedy of the Landlord in respect of any breach of the terms of this agreement by the Tenant will remain in force.

13 **Notices**

13.1 Any notice served upon the Tenant under the terms of this Agreement shall be sufficiently served if sent by ordinary first-class post or left affixed to, or under the door of the accommodation or handed to you or sent to your last known address. Any notice sent by first class post is deemed to have been served two working days after it is posted.

13. **Severance**

If any term of this agreement is, in whole or in part, held to be illegal or unenforceable to any extent under any enactment or rule of law, that term or part shall to that extent

be deemed not to form part of this agreement and the enforceability of the remainder of this agreement shall not be affected.

14. Jurisdiction

Middlesex First Limited and the Tenant agree that this agreement shall be exclusively governed by and interpreted in accordance with the laws of England and Wales and to submit to the exclusive jurisdiction of the English Courts.

Declaration

I understand that this Agreement is for:

- i. a fixed period of {{Contract_Length}} weeks from {{Tenancy_Start_Date}} until {{Tenancy_End_Date}}
- ii. That the Rent for the period of the agreement is {{Instalment_1}} per week paid in full on:
 - a. return of the signed agreement
 - b. {{DueDate1}} (19 weeks)
 - c. {{DueDate3}} (20 weeks)
- iii. That on confirming my booking of this room I accept that:
 - a. I will owe {{Full_Amount}} due for the Term of the agreement
 - b. I will pay the first week's rent of {{Instalment_1}} upon return of the signed tenancy agreement

I have read, understood and accepted the Conditions of the Tenancy Agreement and House Rules.

I confirm that the information I have given on this form is correct to the best of my knowledge, and that no relevant information has been withheld. If I am found to have withheld information now or in the future relating to my application for accommodation, Middlesex First Limited reserves the right to withdraw any offer made or may request that I vacate the accommodation. I will inform Middlesex First Limited immediately if my circumstances change in any way relevant to this tenancy agreement.

I agree to abide by the tenancy agreement, regulations, and house rules as applicable. I will notify the accommodation if I am related to any member of staff at Middlesex First Limited.

Tenant: {{Name_First}} {{Name_Last}} **Signature:** {{Name_First}} {{Name_Last}}

Dated: {{Current_Date}}

On behalf of Middlesex First Limited: Signature:

A handwritten signature in black ink, appearing to read "C. Hawke". The signature is written in a cursive, slightly slanted style.

Dated: {{Current_Date}}

SCHEDULE I - SERVICES

The following services are provided during the Term of the Tenancy Agreement.

- i. Cleaning of communal areas
- ii. Insurance (but not contents insurance)
- iii. Water rates
- iv. Fuel: heating, Light, Power
- v. Communal televisions and licences for these (the Tenant is responsible for ensuring that they have the correct Television Licence for any televisions they have in the Accommodation)
- vi. Repairs/maintenance
- vii. Fire Equipment
- viii. On-site staff
- ix. Internet

SCHEDULE II – INVENTORY OF FURNITURE AND FURNISHINGS

- (i) single bed and mattress
- (ii) wardrobe for clothes
- (iii) desk
- (iv) desk chair
- (v) drawer unit
- (vi) notice board
- (vii) carpets or other appropriate floor coverings
- (viii) curtains or blind;
- (ix) recessed lighting and desk task lighting
- (x) waste paper bin
- (xi) bookshelf

SCHEDULE III – Fire Safety Instructions

Important fire safety information about your building



Your Evacuation Strategy is

SIMULTANEOUS EVACUATION

This means if there is a fire anywhere in your building, you will be alerted and need to evacuate the building.

WHAT TO DO IN THE EVENT OF THE FIRE

IF A FIRE BREAKS OUT IN YOUR FLAT:



Leave the room where the fire is, raise the alarm and get out straight away. Close the door behind you.



Tell everyone in your flat and get them to leave. Close the flat entrance door behind you and do not stay behind to put the fire out.



If there is a lift, **do not use it.**



Once you're in a safe place, **call the Fire and Rescue Service. Call 999 or 112 immediately** and provide information about where the fire has started. **Do not** re-enter the building for any reason until you're told it's safe to do so by a fire officer.



There are **Fire Action Notices** in your building explaining what to do in the event of a fire.



Let us know if anyone in your household **needs support** due to changes in hearing, sight, slow movement or other impairments/disabilities.

www.southernhousing.org.uk/contact-us



What to do in the event of the fire

IF YOU HEAR OR SEE A FIRE IN ANOTHER PART OF THE BUILDING:



Raise the alarm, get out, close the front door behind you and move to a safe area away from the building immediately.



Once you're in a safe place, **call the Fire and Rescue Service. Call 999 or 112 immediately** and provide information about where the fire has started.

Do not re-enter the building for any reason until you're told it's safe to do so by a fire officer.



If there is a lift, **do not use it.**



There are **Fire Action Notices** in your building explaining what to do in the **event of a fire.**



Let us know if anyone in your household **needs support** due to changes in hearing, sight, slow movement or other impairments/disabilities.

Actions to reduce fire spread



Keep all fire doors shut.



If a fire door doesn't close or is faulty or damaged, **report it to us immediately.**



Keep fire exits clear of items and clutter.



Do not leave cooking unattended.



Familiarise yourself with **fire exits.**



Do not overload extension leads.

www.southernhousing.org.uk/contact-us

