

PARTIES:

This agreement is made and entered into by and between John Doe, hereinafter referred to as "Landlord," and Jane Smith & Bob Vance, hereinafter referred to as "Tenant."

PROPERTY:

The Landlord agrees to rent to the Tenant, and the Tenant agrees to rent from the Landlord, the property located at 123 Main Street, Anytown, UK, hereinafter referred to as the "Property."

TERM:

The term of this tenancy shall be for a period of six months, commencing on 1st January 20XX and ending on 30th June 20XX.

RENT:

The Tenant shall pay to the Landlord the sum of £1,000 per month as rent for the Property. The rent shall be due on the 1st day of each month, and shall be paid by direct debit.

DEPOSITS:

The Tenant shall pay to the Landlord a deposit of £1,500, which shall be held by the Landlord as security for the Tenant's performance of the terms of this agreement. The deposit shall be returned to the Tenant at the end of the tenancy, subject to the property being left in good condition and no damages being incurred.

UTILITIES:

The Landlord shall be responsible for paying the costs of water, sewage, and council tax for the Property. The Tenant shall be responsible for paying the costs of electricity, gas, and any other utilities used at the Property.

REPAIRS AND MAINTENANCE:

The Landlord shall be responsible for making any necessary repairs and performing any necessary maintenance on the Property, except for damages caused by the Tenant or the Tenant's guests. The Tenant shall be responsible for keeping the Property clean and in good condition, and shall notify the Landlord of any needed repairs or maintenance.

SUBLETTING AND ASSIGNMENT:

The Tenant shall not sublet the Property or assign this tenancy to another person without the prior written consent of the Landlord.

TERMINATION:

Either the Landlord or the Tenant may terminate this tenancy upon giving 30 days' written notice to the other party. The Tenant may also be required to vacate the Property

immediately if the Tenant fails to pay the rent or violates any of the other terms of this agreement.

DISPUTE RESOLUTION:

Any disputes arising under this agreement shall be resolved through mediation, with the parties agreeing to select a mediator and bear the costs of mediation equally.

GOVERNING LAW:

This agreement shall be governed by the laws of the United Kingdom, and any disputes arising under this agreement shall be subject to the exclusive jurisdiction of the courts of England and Wales.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date first above written.

Landlord: _____

Tenant: _____

Tenant: _____