

PRIVATE TENANCY AGREEMENT

Premium Professional Edition

PREMIUM

Northern Ireland • Private Tenancies (Northern Ireland) Order 2006 (as amended)

Agreement Date: 10 February 2026

Legal Requirements - Northern Ireland

This agreement complies with current Northern Ireland tenancy regulations:

- **Electrical Safety:** EICR certificates required for private tenancies where mandated by current legislation
- **Rent Increases:** Minimum 12-month gap between rent increases
- **Notice Requirements:** 3-month written notice required for any rent increase
- **Notice to Quit:** Length-based notice periods (28/56/84 days depending on tenancy duration)

1. PARTIES

1.1 The Landlord

Full Name	Tariq Mohammed
Address	16 Waterloo Road
Email	t_mohammed@msn.com
Telephone	07961 834494

1.2 The Tenant(s)

Tenant 1	Sonia Shezadi
Email	sonia_shezadi@msn.com
Telephone	01274 123123

2. DEFINITIONS

"Landlord"	The person or persons named above as landlord, including successors in title.
"Tenant"	The person or persons named above as tenant, and where context permits, their successors.
"Property"	The dwelling and any included areas as described in this Agreement.
"Tenancy"	The private tenancy created by this Agreement under Northern Ireland law.
"Rent"	The sum payable by the Tenant for occupation of the Property as specified herein.
"Deposit"	The security deposit held in accordance with the Tenancy Deposit Scheme (Northern Ireland).
"Term"	The duration of this Tenancy, whether fixed or periodic.

3. THE PROPERTY

Property Address	35 Woodhall Park Avenue
Property Type	house
Number of Bedrooms	3
Furnished Status	furnished
EPC Rating	D

3.5 The Property includes a garden. Maintenance responsibility: Tenant

4. TERM OF TENANCY

Commencement Date	10 February 2026
Fixed Term End Date	10 February 2027
Term Length	12 months
Tenancy Type	Fixed Term

4.1 This is a fixed term tenancy. Upon expiry of the fixed term, the tenancy shall continue as a periodic tenancy on a month-to-month basis unless either party gives proper notice to terminate.

5. RENT

Rent Amount	£1000 per month
Payment Due	1st of each month
Payment Method	Bank Transfer
Account Name	T mohammed
Sort Code	11-00-01
Account Number	89176579

5.1 The Tenant shall pay the Rent in advance on or before the due date without deduction, counterclaim, or set-off.

5.2 Late Payment Interest (Premium): If any Rent remains unpaid for more than 14 days after the due date, the Landlord may charge interest at a rate of 3% above the Bank of England base rate from the due date until payment is received.

Rent Increase Rules

Under current Northern Ireland regulations:

- There must be a minimum of **12 months** between rent increases
- The Landlord must provide at least **3 months' written notice** of any rent increase
- The notice must specify the new rent amount and the date it takes effect
- Any increase must be reasonable and reflect market rates

6. DEPOSIT

Deposit Amount	£1000
Protection Scheme	MyDeposits

6.1 The Deposit shall be protected in an approved tenancy deposit scheme within 14 days of receipt. Approved schemes in Northern Ireland are TDS Northern Ireland and MyDeposits Northern Ireland.

6.2 The Landlord shall provide the Tenant with prescribed information about the deposit protection within 28 days of receiving the Deposit.

6.3 The Deposit may be used by the Landlord at the end of the Tenancy to cover:

- Rent arrears
- Damage to the Property beyond fair wear and tear
- Cleaning costs where the Property is not left in the required condition
- Replacement of missing inventory items
- Any other breach of this Agreement

6.4 Subject to any lawful deductions, the Deposit shall be returned to the Tenant within 10 days of the tenancy ending and the parties agreeing on any deductions, or within any period stipulated by the deposit scheme.

7. TENANT OBLIGATIONS

7.1 Rent and Charges

7.1.1 Pay the Rent on time and in full without deduction.

7.1.2 Pay all rates, utility charges, and other outgoings for which the Tenant is responsible.

7.2 Use and Care of Property

7.2.1 Occupy the Property as the Tenant's only or principal home.

7.2.2 Keep the Property clean, tidy, and in good decorative order.

7.2.3 Keep the Property adequately heated and ventilated to prevent condensation, dampness, and mould.

7.2.4 Report any defects, damage, or disrepair to the Landlord promptly (within 48 hours of discovery).

7.2.5 Not cause or permit any damage to the Property, fixtures, fittings, or furnishings beyond fair wear and tear.

7.3 Alterations and Decorations

7.3.1 Not make any structural alterations, additions, or improvements without the Landlord's prior written consent.

7.3.2 Not redecorate, paint, or alter existing decorations without the Landlord's prior written consent.

7.3.3 Not change the locks or security devices without the Landlord's prior written consent.

7.4 Prohibited Activities

7.4.1 Not use the Property for any business, trade, or commercial purpose.

7.4.2 Not assign, sublet, or part with possession of the Property or any part thereof without the Landlord's prior written consent.

7.4.3 Not use the Property for any illegal or immoral purpose.

7.4.4 Not cause nuisance, annoyance, or disturbance to neighbours or other occupiers.

7.4.5 Not smoke or permit smoking inside the Property.

7.5 Short-Term Letting Prohibition (Premium)

Short-Term Letting Strictly Prohibited

The Tenant must NOT:

- List the Property on Airbnb, Booking.com, VRBO, or any short-term letting platform
- Advertise or use the Property for holiday lets or serviced accommodation
- Rent rooms or the Property on a short-term basis (less than 28 days per guest)
- Accept payment from guests or temporary occupants for accommodation

Breach of this clause is a serious breach of this Agreement and may result in eviction proceedings.

7.6 Pets

7.6.1 The Tenant shall not keep any pets or animals at the Property without the Landlord's prior written consent.

7.7 Contents Insurance (Premium Requirement)

Mandatory Insurance Requirement

As a condition of this Premium Agreement, the Tenant must:

- Obtain comprehensive contents insurance covering personal belongings
- Ensure the policy includes third-party liability cover of at least £1,000,000
- Provide proof of insurance within 14 days of the tenancy start date
- Maintain continuous cover throughout the tenancy

The Landlord's buildings insurance does not cover the Tenant's belongings.

8. LANDLORD OBLIGATIONS

8.1 Allow the Tenant to quietly enjoy the Property without interference, subject to the Landlord's rights under this Agreement.

8.2 Keep in repair the structure and exterior of the Property, including drains, gutters, and external pipes.

8.3 Keep in proper working order installations for the supply of water, gas, electricity, sanitation, and heating.

8.4 Ensure the Property is fit for human habitation and meets the required fitness standards.

8.5 Maintain a valid Gas Safety Certificate and arrange annual safety checks by a Gas Safe registered engineer.

8.6 Maintain a valid Electrical Installation Condition Report (EICR) where required by current legislation and ensure electrical safety compliance.

8.7 Protect the Tenant's Deposit in an approved scheme and provide prescribed information within statutory timescales.

8.8 Provide the Tenant with proper notice of rent increases in accordance with statutory requirements.

9. ACCESS TO THE PROPERTY

9.1 The Landlord may enter the Property for inspection, repair, or other reasonable purposes upon giving at least 24 hours' written notice, except in an emergency.

9.2 Access shall be at reasonable times and the Tenant's right to quiet enjoyment shall be respected.

9.3 In an emergency threatening the Property or safety of occupants, the Landlord may enter without notice.

9.4 Routine inspections will be conducted Quarterly.

10. TERMINATION AND NOTICE

Notice Periods in Northern Ireland

Under the Private Tenancies (Northern Ireland) Order 2006, notice periods depend on tenancy duration:

Less than 1 year	28 days' notice (4 weeks)
1 to 10 years	56 days' notice (8 weeks)
More than 10 years	84 days' notice (12 weeks)

Notice must be in writing and served correctly. The Landlord must have legal grounds to serve notice to quit.

10.1 During a fixed term, neither party may terminate this Agreement except in accordance with a break clause or for serious breach.

10.2 At the end of the tenancy, the Tenant shall:

- Return the Property in the same condition as at commencement (fair wear and tear excepted)
- Remove all personal belongings
- Return all keys and access devices
- Provide a forwarding address
- Settle all outstanding bills and charges

11. DISPUTE RESOLUTION

11.1 In the event of any dispute arising from this Agreement, the parties shall first attempt to resolve the matter through direct negotiation.

11.2 Disputes relating to this tenancy may be referred to:

- **County Court Northern Ireland** - for possession claims and tenancy disputes
- **Rent Assessment Panel** - for rent disputes
- **Tenancy Deposit Scheme** - for deposit disputes (free alternative dispute resolution)

11.3 This Agreement shall be governed by and construed in accordance with the laws of Northern Ireland.

12. GENERAL PROVISIONS

12.1 This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, representations, and understandings.

12.2 Any variation to this Agreement must be in writing and signed by both parties.

12.3 If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

12.4 The Landlord's rights and remedies under this Agreement are cumulative and not exclusive of any rights or remedies provided by law.

12.5 Notices under this Agreement must be in writing and served to the addresses specified herein or such other address as either party may notify in writing.

EXECUTION

Declaration

By signing below, each party confirms that:

- They have read and understood this Agreement in its entirety
- They agree to be bound by its terms and conditions
- All information provided is true and accurate to the best of their knowledge
- They have received or will receive a copy of this signed Agreement

LANDLORD

Tariq Mohammed

Signature

Date

TENANT SIGNATURES

TENANT 1

Sonia Shezadi

Signature

Date

SCHEDULE 1 - PROPERTY DETAILS

Property Address	35 Woodhall Park Avenue
Property Type	house
Number of Bedrooms	3
Furnished Status	furnished
EPC Rating	D
Garden	Yes - Maintenance: Tenant

SCHEDULE 2 - RENT AND DEPOSIT

Rent

Rent Amount	£1000 per month
Payment Due Date	1st of each month
Payment Method	Bank Transfer
Account Name	T mohammed
Sort Code	11-00-01
Account Number	89176579

Deposit

Deposit Amount	£1000
Protection Scheme	MyDeposits
Protection Deadline	Within 14 days of receipt

SCHEDULE 3 - UTILITIES AND BILLS

Water	Included in rates (NI Water)
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Northern Ireland Utility Providers

- **Electricity:** Power NI, SSE Airtricity, Budget Energy, or other licensed suppliers
- **Gas:** firmus energy, SSE Airtricity (where gas network available)
- **Water:** NI Water (included in domestic rates)

The Tenant is responsible for notifying utility providers of occupancy and arranging accounts where applicable.

SCHEDULE 4 - INVENTORY

No formal inventory has been provided. The parties should agree and document the condition of the Property and its contents at the commencement of the tenancy.

SCHEDULE 5 - PRESCRIBED INFORMATION

Safety Certificates

Gas Safety Certificate	Valid certificate provided
EICR (Electrical Safety)	Valid certificate provided
Energy Performance Certificate	Rating: D
Smoke Alarms	Fitted and tested
Carbon Monoxide Alarms	Fitted where required

Deposit Protection

Deposit Amount	£1000
Protection Scheme	MyDeposits
Protection Deadline	Within 14 days of receipt
Prescribed Information	To be provided within 28 days

Contact Information

Landlord Contact	Tariq Mohammed t_mohammed@msn.com 07961 834494
Emergency Contact	www.repairmyhome.com ref: 124564
Repairs Reporting	Online portal

Tenant Rights - Northern Ireland

As a tenant in Northern Ireland, you have legal protections under the Private Tenancies (Northern Ireland) Order 2006. You have the right to:

- A safe, well-maintained property that meets fitness standards
- Protection of your deposit in an approved scheme
- Proper notice before the landlord can end your tenancy
- Request repairs and take action if the landlord does not act
- Live without harassment or illegal eviction

Further Information:

- NI Direct: www.nidirect.gov.uk/articles/private-renting
- Housing Rights NI: www.housingrights.org.uk (Tel: 028 9024 5640)

Premium Private Tenancy Agreement - Northern Ireland

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Compliant with Private Tenancies (Northern Ireland) Order 2006 (as amended)