

STANDARD OCCUPATION CONTRACT

Renting Homes (Wales) Act 2016

Wales

Dated: **2 February 2026**

WRITTEN STATEMENT

This document is the written statement of the occupation contract as required under section 31 of the Renting Homes (Wales) Act 2016. The landlord must provide this to the contract-holder within 14 days of the occupation date.

1. PARTIES

LANDLORD

Tariq Mohammed

35 Woodhall Park Avenue

t_mohammed@msn.com | 07961 834494

CONTRACT-HOLDER

Sonia Shezadi (DOB: 12 February 1957)

sonia_shezadi@msn.com | 01274 123123

2. DEFINITIONS AND INTERPRETATION

In this Contract, unless the context requires otherwise:

"Contract" means this occupation contract and the Schedules attached.

"Landlord" means Tariq Mohammed and successors in title.

"Contract-Holder" means Sonia Shezadi.

"Dwelling" means 16 Waterloo Road as described in Schedule 1.

"Occupation Date" means 2 February 2026.

"Term" means the fixed term from 2 February 2026 to 2 February 2027 and any continuation.

"Rent" means £1000 per month as set out in Schedule 2.

"Deposit" means £1000 held in MyDeposits as set out in Schedule 2.

"Scheme" means the government-authorised deposit protection scheme.

"RH(W)A 2016" means the Renting Homes (Wales) Act 2016.

"Written Notice" means notice in writing by hand, post, or email.

Words importing the singular include the plural. Where there is more than one Contract-Holder, their obligations are joint and several.

3. THE DWELLING

The Landlord lets to the Contract-Holder the Dwelling described in Schedule 1 for the Term.

The Dwelling is let for use as a private residential dwelling only.

The Landlord warrants that the Dwelling is fit for human habitation in accordance with section 91 of RH(W)A 2016.

All required compliance certificates are valid and have been or will be provided to the Contract-Holder.

4. THE TERM

The occupation date is **2 February 2026** and the contract ends on **2 February 2027** (the "Fixed Term").

Upon expiry of the Fixed Term, unless either party serves notice, this contract continues as a periodic standard contract on the same terms.

The Landlord may give notice under section 173 RH(W)A 2016 (no-fault, minimum 6 months' notice) or seek possession on breach grounds.

The Contract-Holder may end the contract by giving at least 4 weeks' written notice (or one rental period, whichever is longer).

5. RENT

The Contract-Holder shall pay the Rent of **£1000** per month in advance on the **1st** of each month.

Payment shall be made by Cash to the account specified in Schedule 2.

The first payment is due on or before 2 February 2026.

Rent increases require at least 2 months' written notice under section 123 RH(W)A 2016 and may be challenged at the Residential Property Tribunal Wales.

6. DEPOSIT

The Contract-Holder has paid a Deposit of **£1000**.

The Landlord will protect the Deposit in MyDeposits within 30 days and provide the prescribed information.

The Deposit may be applied against unpaid rent, damage beyond fair wear and tear, cleaning costs, missing inventory items, or other sums due under this Contract.

Any dispute over deductions may be referred to the Scheme's free alternative dispute resolution service.

7. CONTRACT-HOLDER OBLIGATIONS

Rent: Pay the Rent on time and in full.

Utilities: Pay all charges for gas, electricity, water, council tax, telephone, and internet as set out in Schedule 3.

Care of Dwelling: Keep the Dwelling clean and in good condition, not cause damage, and promptly report any disrepair to the Landlord.

Access: Allow the Landlord (with at least 24 hours' notice, except in emergency) to enter the Dwelling for inspection, repairs, or safety checks.

Use: Use the Dwelling only as a private residence and comply with the House Rules in Schedule 5.

Nuisance: Not cause nuisance, annoyance, or disturbance to neighbours.

Subletting: Not sublet, assign, or part with possession without the Landlord's prior written consent.

Alterations: Not make alterations to the Dwelling without the Landlord's prior written consent.

Insurance: Not do anything that would invalidate the Landlord's insurance.

End of Contract: Return the Dwelling at the end of the contract in the same condition as at the start (fair wear and tear excepted), return all keys, and provide a forwarding address.

8. LANDLORD OBLIGATIONS

Quiet Enjoyment: Allow the Contract-Holder to occupy the Dwelling without interference, except as permitted by this Contract.

Fitness: Ensure the Dwelling is and remains fit for human habitation (section 91 RH(W)A 2016).

Repairs: Keep the structure, exterior, and installations for water, gas, electricity, heating, and sanitation in repair and proper working order.

Safety: Ensure the Dwelling has valid Gas Safety Certificate, Electrical Installation Condition Report, smoke and carbon monoxide alarms, and an EPC rating of E or above.

Deposit: Protect the Deposit in a government-authorised scheme and provide prescribed information within 30 days.

Written Statement: Provide this written statement within 14 days of the occupation date.

Rent Smart Wales: Be registered (and licensed if self-managing) with Rent Smart Wales.

Insurance: Maintain buildings insurance for the Dwelling.

9. GENERAL PROVISIONS

This Contract constitutes the entire agreement between the parties.

No variation is effective unless in writing and signed by all parties.

This Contract is governed by the laws of Wales and the Renting Homes (Wales) Act 2016.

Disputes may be referred to the Residential Property Tribunal Wales.

Notices may be served by hand, first-class post, or email to the addresses given in this Contract.

If any provision is unenforceable, the remaining provisions continue in effect.

SIGNATURES

By signing below, the parties confirm they have read, understood, and agree to be bound by all terms of this Contract and the attached Schedules.

LANDLORD

Name: Tariq Mohammed

Signature

Date: _____

CONTRACT-HOLDER 1

Name: Sonia Shezadi

Signature

Date: _____

SCHEDULE 1

Dwelling Details

Dwelling Address	16 Waterloo Road
Property Type	house
Bedrooms	2
Furnished Status	Furnished
EPC Rating	A

Compliance Certificates

Gas Safety Certificate	Valid
EICR	Valid
EPC	Rating A
Smoke Alarms	Fitted
CO Alarms	Fitted

Documents to be Provided

The Landlord confirms the following have been or will be provided to the Contract-Holder:

- This Written Statement (within 14 days of occupation)
- Energy Performance Certificate
- Gas Safety Certificate (annually)
- Electrical Installation Condition Report
- Deposit protection prescribed information (within 30 days)

SCHEDULE 2

Rent and Deposit

Part A: Rent

Rent Amount	£1000 per month
Payment Due	1st of each month
Payment Method	Cash
First Payment	2 February 2026

Bank Details

Account Name	Tariq Mohammed
Sort Code	
Account Number	

Part B: Deposit

Deposit Amount	£1000
Protection Scheme	MyDeposits

DEPOSIT PROTECTION

The Deposit will be protected within 30 days and prescribed information provided. At contract end, the Deposit (less any lawful deductions) will be returned via the Scheme's procedures. Disputes may be referred to the Scheme's free ADR service.

Permitted Deductions

- Unpaid rent or other sums due
- Damage beyond fair wear and tear
- Missing inventory items
- Cleaning costs if not left in comparable condition
- Unreturned keys or access devices

SCHEDULE 3

Utilities and Services

UTILITY	RESPONSIBILITY	NOTES
Council Tax	Tenant	
Gas	Tenant	Register with supplier
Electricity	Tenant	Register with supplier
Water	Tenant	
Internet	Tenant	
TV Licence	Contract-Holder	If required
Buildings Insurance	Landlord	Contract-Holder arranges contents

The Contract-Holder must notify utility suppliers of occupation within 7 days and provide meter readings at start and end of contract.

Meter Readings at Start

Gas	G123
Electricity	E123
Water	W123

SCHEDULE 4

Inventory and Condition

A detailed inventory and schedule of condition is attached or provided separately and forms part of this Contract.

Keys and Access Devices

All keys must be returned at contract end. Lost key replacement will be charged to the Contract-Holder.

Condition at End of Contract

The Contract-Holder must return the Dwelling in the same condition as at the start (fair wear and tear excepted). A check-out inspection will be conducted, preferably with the Contract-Holder present.

SCHEDULE 5

House Rules

Permitted Use

The Dwelling is let for use as a private residential dwelling only. The Contract-Holder must not use the Dwelling for trade or business, or do anything causing nuisance to neighbours.

Pets

Pets Permitted	No (consent required)
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The Contract-Holder may request consent for pets in writing. The Landlord will not unreasonably refuse well-behaved pets.

Smoking

Smoking Permitted	No
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Subletting

The Contract-Holder must not sublet, take in lodgers, or list the Dwelling on short-term letting platforms without prior written consent. Unauthorised subletting is a serious breach.

Quiet Enjoyment

The Contract-Holder must behave considerately, keep noise reasonable (especially 11pm-7am), and ensure visitors respect these rules.

Alterations

No alterations without prior written consent. Minor picture hooks may be permitted. Any alterations become the Landlord's property.