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estate agents

Renters' Rights Act

Written Statement of Terms

The Written Statement of Terms must be provided when a new tenancy is created on or after 1 May 2026 or if a verbal agreement was entered into before 1 May 2026.

This will need to be done before a tenancy agreement is signed or otherwise agreed. The information can be provided within a written tenancy agreement or given separately.

Landlord(s) name, including joint landlords	
Tenant(s) name, all tenants must be listed, including joint tenants	
Property address let on the tenancy agreement	
Address in England or Wales where notices may be served on the landlord by the tenant	
Tenancy start date – the date the tenant is first entitled to possession of the property	

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Rent payable under the tenancy, rent amount and when it is due			
Rent amount	£	per week/month or other (please specify)	
Date rent due			
Does the rent include bills? If yes, explain which bills are covered.	Yes ☐ (included in rent)		Tick if applicable
	Council Tax		
	Electricity		
	Gas		
	Other fuel		
	Water		
	Sewerage		
	Energy efficiency improvements under Green Deal plan		
	Television licence		
	Telephone (other than mobile phone)		
	Internet		
	Cable television		
	Satellite television		
Does the rent include bills? If no, and the tenant is required to make a separate payment to the landlord for bills (in addition to the rent), an explanation must outline which bills this separate payment will cover as well as how much is due and when it is due. **(Details about bills that the tenant is required to make directly to the supplier do not need to be included.)**	No ☐ (not included in rent)		
	Separate payment	**Date Due**	**Method of notification of payment to tenant**

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Rent increases	All private rented sector rent increases will be made via the statutory 'section 13' process of the Housing Act 1988 as amended by the Renters' Rights Act. This requires a landlord to complete a form, which will be published on GOV.UK, and serve this on the tenant.	
Tenancy Deposit, amount of deposit	£	
Tenant ending the tenancy	Tenants will be able to give two months' notice to end the tenancy at any point, unless tenants have agreed a shorter notice period with the landlord or letting agent.	Shorter notice period if agreed with landlord:
Landlord ending the tenancy	To end a tenancy on or after 1 May 2026 landlords will need to give tenants a Section 8 notice of seeking possession. The notice will need to include what reasons (known as 'grounds') the landlord is using to end the tenancy. Landlords will need to give tenants the right notice period to leave the property. Landlords will only be able to end the tenancy by obtaining an order for possession and executing that order.	
Giving prior notice	The following grounds require the landlord to provide details at the beginning of the tenancy that they may use them: • 2ZA to 2ZD - where there is a superior lease • 4 - student occupation • 4A - properties rented to students for occupation by new students • 5 - ministers of religion • 5A - occupation by agricultural worker • 5B - occupation by person who meets employment requirements • 5C - end of employment by the landlord • 5D - end of employment requirements • 5E - occupation as supported accommodation • 5F - dwelling-house occupied as supported accommodation • 5G - tenancy granted for homelessness duty • 5H - occupation as 'stepping stone accommodation' • 18 - supported accommodation.	

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Landlord ending the tenancy, students	Landlords are able to evict students using Ground 4A at the end of the academic year if all of the following apply: • all the tenants were full time students when they signed the tenancy, or the landlord expected them to become students during the tenancy. • landlords are intending to let to students in the future. • the tenancy was signed less than 6 months before the date the tenants could move in. • the property is a house in multiple occupation (HMO) or is part of an HMO. • landlord gave the tenants written notice that they may evict them under ground 4A before they signed the tenancy. • landlord gave the tenants 4 months' notice of your intention to evict them - the notice period must end between 1 June and 30 September.
Pets	Tenants will need to ask the landlord in writing if they want to keep a pet. They'll need to include a description of the pet they wish to keep in their request. If a tenant requests to keep a pet, the landlord will not be able to refuse without a fair reason. Once a tenant has asked for a pet, landlords have 28 days to respond in writing. Landlords can ask for more information about the pet from the tenant if needed. Landlords will have seven days to respond to the tenant once they have given the landlord any additional information requested.
Fitness for human habitation	Under Section 9A of the Landlord and Tenant Act 1985, landlords must ensure rented property is: • Fit for human habitation at the time the tenancy is granted or otherwise created or, if later, at the beginning of the term of the tenancy. • Will remain fit for human habitation during the term of the lease.

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Repairs	Under Section 11 of the Landlord and Tenant Act 1985 the landlord must: • Keep the structure and exterior of the property (including drains, gutters and external pipes) in repair. • Keep installations in the property for the supply of water, gas and electricity, and for sanitation (including basins, sinks, baths and sanitary conveniences) in repair and proper working order. • Keep installations in the property for space heating and heating water in repair and proper working order.
Gas safety regulations (where the property has a relevant gas fitting).	Under the Gas Safety (Installations and Use) Regulations 1998, the landlord must: • Ensure gas fittings and any flues that serve the gas fittings are maintained in a safe condition. • Ensure that each appliance and flue is checked at regular intervals by an approved person. • Ensure a record of that inspection is provided and a copy given to the tenant.
Electrical safety standards	Under the Electrical Safety Standards in the Private Rented Sector and Social Rented Sector (England) Regulations 2020, landlords must: • Ensure electrical safety standards are met when the property is occupied. • Ensure electrical installations are inspected and tested every five years (or earlier if required by a recent report) by a qualified person. • Obtain a report from that inspection/test (which covers the results and the date for the next inspection/test) and provide a copy to the tenant.

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Disability Adaptions	Under Section 190 of the Equality Act 2010, landlords cannot unreasonably withhold consent to a tenant's request to make an improvement to the property where: • A disabled person occupies or intends to occupy the property as their only or main home, and • The improvement is likely to facilitate the disabled person's enjoyment of the premises. An improvement means an alteration in or addition to the property, and includes: • an addition to or alteration in the landlord's fittings and fixtures • an addition or alteration connected with the provision of services to the premises • the erection of a wireless or television aerial • carrying out external decoration. As defined in Section 6 of the Equality Act 2010, a 'disabled person' is a person who has a physical or mental impairment that has a substantial and long-term adverse effect on their ability to do normal day-to-day activities.
Supported Accommodation (If the tenancy has been granted for the purpose of supported accommodation, there must an explanation as why the tenant's occupation of the property meets the definition of supported accommodation.)	

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