

2026

# Tenant Terms of Business

str@ts  
*Homes*

The logo for str@ts Homes features the text 'str@ts' in a white serif font, with the '@' symbol rendered in a gold color and containing a stylized key. Below the '@' symbol, the word 'Homes' is written in a gold, cursive script font.

# TENANT TERMS OF BUSINESS

Purpose: applies to all tenancies. Covers monthly rent as one payment, notice basics, permitted payments, assignment/replacements, deposit handling, plus the missing operational sections.

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## TENANT TERMS OF BUSINESS – TENANCY PARTICULARS

Property Address: \_\_\_\_\_

Tenant Names (up to 6):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

Tenancy Commencement Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Monthly Rent (whole property): £\_\_\_\_\_ pcm Rent due day:  1st  other: \_\_\_\_

Deposit holder (tick one):  Agent holds (TDS Insured)  Landlord holds

Notice email for convenience: notices@strats-estates.co.uk

Reference: These particulars should match the Reservation Summary for this tenancy.

## STRATS ESTATES & LETTINGS

### Tenant Terms of Business {ALL}

#### 1. Definitions

Agent Strats Estates & Lettings Limited.

Landlord person/entity granting the tenancy.

Tenant(s) person(s) named in the tenancy agreement.

Tenancy Agreement agreement between Landlord and Tenant(s).

Deposit tenancy deposit (if taken).

Assignment replacement of a tenant via Deed of Assignment so the tenancy continues.

TDS The Dispute Service.

## **2. Tenancy Type and Rent Period**

2.1 The tenancy is the type stated in the tenancy agreement and operates under the legislation in force at the time.

2.2 The rent period is monthly unless the tenancy agreement expressly states otherwise.

## **3. Joint Tenancies and Liability**

3.1 Where there is more than one Tenant, the tenancy is joint and the Tenants may be jointly and severally liable as set out in the tenancy agreement.

3.2 Any “lead tenant” / “rent payer” is for admin contact only and does not reduce any Tenant’s liability.

## **4. Rent Payment Method – One Monthly Payment**

4.1 Where the tenancy is joint, rent is due as ONE monthly sum for the Property, not as individual amounts per Tenant.

4.2 The Tenants must nominate a “Rent Payer” for admin purposes. This does not affect joint and several liability.

4.3 The Agent/Landlord will not collect, split, reconcile or chase individual Tenant contributions. If the full monthly rent is not received, the tenancy is treated as in arrears.

## **5. Voluntary Additional Payments**

5.1 Tenants may choose to make additional voluntary payments (for example, aligning personal finances with loan dates).

5.2 Voluntary additional payments are not requested or required and do not change the monthly rent due dates.

## **6. Late Rent and Interest (Permitted Default Fee)**

6.1 If rent is unpaid for 14 days or more, interest may be charged at 3% above the Bank of England base rate, calculated daily, where permitted.

## **7. Tenant Notice**

7.1 Tenants may terminate the tenancy only by giving valid notice in accordance with the law in force at the time.

7.2 Tenants may send notice to notices@strats-estates.co.uk for convenience, but notice may be served by any written method recognised by law / in accordance with the terms provided in the tenancy agreement when specified.

7.3 Where there is more than one Tenant, notice served by one Tenant may end the tenancy for all.

## **8. Landlord Possession**

8.1 The Landlord may seek possession only via statutory grounds and process in force at the time.

## **9. Permitted Payments (Tenant Fees Act)**

9.1 Only payments permitted by the Tenant Fees Act 2019 may be required.

9.2 Where applicable, this includes rent, deposit, holding deposit, default interest, lost keys/security devices (reasonable cost), and variation/assignment at tenant request.

9.3 Assignment/variation fee: £50 inclusive of VAT (£41.67 + VAT), or higher only where reasonable evidenced costs are permitted.

## **10. Assignment / Replacement of a Tenant**

10.1 Replacement is not an automatic right and requires Landlord consent.

10.2 Replacement will only be considered where:

- the Assignment Request Form is completed;
- all remaining joint tenants consent (where applicable);
- there are no arrears;
- the replacement passes referencing and Right to Rent;
- the £50 fee is paid; and
- a Deed of Assignment is fully executed.

10.3 Assignment Fee – Responsibility: the £50 administration fee is payable by the outgoing/leaving tenant, unless the Landlord/Agent agrees otherwise in writing.

10.4 The outgoing Tenant remains liable until the Deed of Assignment is completed and effective.

10.5 Tenants acknowledge that one Tenant's notice may terminate the tenancy for everyone. Where one Tenant wishes to leave, the preferred route is Assignment rather than ending the tenancy.

## **11. Guarantors**

11.1 Where required, guarantors guarantee only the named Tenant, not the whole group.

11.2 On Assignment, the outgoing guarantor is released from future liability from the effective date and the incoming Tenant must provide a new guarantor, if required, before the Assignment takes effect.

## **12. Deposit (TDS Insured – Agent Holds)**

12.1 Deposit is protected under TDS Insured and held by the Agent as stakeholder.

12.2 On Assignment: deposit remains protected; incoming tenant acquires outgoing tenant's beneficial interest; tenants settle reimbursements privately; Agent does not refund "shares" mid-tenancy.

## **13. Data Protection**

13.1 The Agent may process personal data for referencing, tenancy administration, legal compliance and enforcement.

13.2 Data may be shared with the Landlord, referencing providers, deposit schemes, contractors and professional advisers where necessary.

## **14. Inventory and Condition Reports**

14.1 An inventory/schedule of condition may be prepared at the start of the tenancy.

14.2 Where issued, the Tenant must review and report discrepancies within the stated timeframe; otherwise it may be deemed accepted.

## **15. Keys and Access Devices**

15.1 The Tenant is responsible for all keys, fobs and access devices issued.

15.2 Charges for replacement keys/fobs will be limited to the reasonable cost of replacement where permitted by law.

## **16. Pre-Tenancy Cancellations**

16.1 Holding deposit and pre-tenancy cancellation arrangements are dealt with under the Reservation & Pre-Tenancy Terms and the Tenant Fees Act 2019.

## **17. Moving Out and End of Tenancy**

17.1 On termination, the Tenant must vacate fully, return all keys/access devices, remove possessions, and leave the Property in a clean and tidy condition consistent with fair wear and tear.

17.2 Any disposal/storage costs arising from items left behind may be recoverable where lawfully permitted.

## **18. Renewals / Continued Occupation**

18.1 Where the parties agree to replace or materially vary the tenancy agreement, this will be documented in writing. Otherwise, the tenancy continues in accordance with the applicable legal regime.

## **19. Contents Insurance**

19.1 Tenants are responsible for insuring their own belongings.

## **20. Professional Costs**

20.1 Nothing prevents the Landlord from seeking recovery of legal/professional costs through a court where awarded.

## **21. Governing Law**

England and Wales.