

KV PROPERTY LETTINGS LTD

COMPANY LET AGREEMENT

(Common Law Tenancy Agreement for a Limited Company or LLP)

SECTION A - MAIN TERMS OF THE TENANCY AGREEMENT

Landlord

Company Name: KV Property Lettings LTD

Company Number: 17092653

Service Address (England/Wales): _____

Tenant

Company Name: _____

Registered Number: _____

Registered Office Address: _____

Property

26a Mullions Avenue, Downs Barn, Milton Keynes MK _____

Rent

£ _____ per month (Rent payable monthly in advance)

First payment due: _____ Subsequent payments due: _____

Term

Initial fixed term: _____ months commencing _____

Deposit

£ _____ (3 months of rent). Payable before commencement of tenancy.

Utilities and Council Tax

Tenant responsible for electricity, gas, water, broadband, communications and council tax.

Agent (if applicable)

Name: _____ Contact: _____ Tel: _____ Email: _____

Tenant Contact

Name: _____ Position: _____ Tel: _____ Email: _____

Alternative Contact (optional): _____

SECTION B - DEFINITIONS

The following words and phrases have the meanings shown below. They apply wherever they appear in this Agreement, unless the context clearly requires otherwise.

- **Agent** - The company or person appointed by KV Property Lettings LTD (Company Number 17092653) to manage the Property, or anyone who later takes over those duties.
- **Contents** - All items supplied by the Landlord as listed in the Inventory, including white goods, furniture, fixtures, fittings, and household equipment.

- **Emergency** - Any situation where there is a risk to life, serious injury, or damage to the Property or its Contents.
- **Fixtures and Fittings** - Any permanent item forming part of the Property, including flooring, light fittings, doors, windows, and built-in units.
- **Initial Funds** - All monies that must be paid before the tenancy can begin. This includes the first rent payment, deposit (if any), and any agreed setup fees.
- **Inventory and Schedule of Condition** - The document describing the Property, its condition, and its Contents at the start of the tenancy. It may include written notes, photographs, or meter readings.
- **Landlord** - KV Property Lettings LTD (Company Number 17092653) or anyone who later becomes legally entitled to possession of the Property.
- **Occupier** - Any director, employee, or authorised representative of the Tenant company (and their household if applicable) who occupies the Property under licence from the Tenant.
- **Property** - The dwelling known as 26a Mullions Avenue, Downs Barn, Milton Keynes MK _____ together with any garden, boundary, parking area, or outbuilding included in this tenancy.
- **Rent Period** - The interval between rent payments (for example, monthly or weekly) as stated in Section A.
- **Superior Lease** - Any lease under which the Landlord holds the Property. If the Tenant has prior knowledge of that lease, its relevant obligations also apply to the Tenant.
- **Tenancy** - The full period from the start date until this Agreement legally ends, including any extensions or renewals.
- **Working Day** - Monday to Friday, excluding weekends and public holidays.
- **You / Your** - The Tenant company named in Section A.
- **We / Us / Our** - The Landlord, KV Property Lettings LTD (Company Number 17092653).

SECTION C1 - TENANT'S OBLIGATIONS

Use of the Property

- To use the Property only as a private residence for authorised Occupiers.
- Not to run a business or register a company at the Property without written permission from KV Property Lettings LTD (Company Number 17092653).
- Not to sub-let, assign, or share occupation without written consent.
- **No Pets** - Not to keep or allow pets, animals, reptiles, insects, rodents or birds at the Property without the prior written consent of KV Property Lettings LTD (Company Number 17092653). Consent may be refused or withdrawn at any time on reasonable grounds.
- **No Electric Vehicles** - Not to store or charge any electric vehicles, e-bikes, e-scooters or other battery-powered transport devices inside the Property or any internal communal area. Charging or storage of lithium-ion battery devices must be outside the building in accordance with fire-safety guidance.
- Not to cause nuisance, excessive noise, or antisocial behaviour toward neighbours or others nearby.
- Not to smoke or allow smoking inside the Property without written consent.

Care of the Property

- To take reasonable care of the Property, its Fixtures and Fittings, and its Contents.
- To keep the Property clean, ventilated and free from damp or condensation build-up.
- To be aware of and know the location of the main gas shut-off valve and water stopcock, and to take reasonable care when using or accessing them in an emergency.
- To notify KV Property Lettings LTD (Company Number 17092653) promptly of any defect, repair need, or safety issue.
- To prevent frost or water damage by maintaining reasonable heating and ventilation.
- To avoid blocking drains or pipes and not dispose of oil, grease, or harmful materials in sinks or toilets.

- To keep gardens, driveways, or patios (if any) neat and tidy and to cut any grass regularly.
- To replace or pay for the replacement of light bulbs, fuses, or batteries when required.
- To take reasonable precautions for fire safety and to test smoke and carbon-monoxide alarms regularly.

Utilities and Services

- To pay for all utilities - including electricity, gas, water, broadband and communication services, and council tax - unless otherwise agreed in writing.
- To notify suppliers of meter readings at the start and end of the tenancy.
- Not to change utility or broadband providers or install key or pre-payment meters without written consent.
- To pay for any reconnection or call-out charges caused by non-payment or misuse.

Access and Inspections

- To allow reasonable access (with at least 24 hours' notice) for inspection, maintenance, safety checks, or viewings near the end of the tenancy.
- To allow immediate access in an emergency.

Security

- To keep the Property locked and secure when unoccupied.
- Not to change or add locks without written consent; if permitted, to provide a copy of all new keys.
- To report any lost keys or security devices and pay reasonable replacement costs.

At the End of the Tenancy

- To return the Property in the same clean and tidy condition as at the start (allowing for fair wear and tear).
- To remove all personal items and rubbish.
- To return all keys and devices on the last day of the tenancy.
- To provide a forwarding address for deposit return and correspondence.

SECTION C2 - LANDLORD'S OBLIGATIONS

KV Property Lettings LTD (Company Number 17092653) agrees to:

Quiet Enjoyment

- Allow the Tenant peaceful occupation and enjoyment of the Property during the tenancy without unnecessary interference, except where access is required for inspection, maintenance, or legal compliance.

Condition and Repairs

- Ensure the Property is in good, safe, and habitable condition at the start of the tenancy.
- Keep in repair the structure, exterior, and essential installations.
- Arrange prompt repairs when notified of issues that fall under the Landlord's responsibility.
- Ensure all appliances and equipment supplied are safe and functional.

Safety Compliance

- Provide valid Gas Safety, Electrical Safety and EPC certificates.
- Ensure furniture complies with the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).
- Fit and maintain smoke and carbon-monoxide alarms.

Insurance

- Maintain adequate buildings and landlord's contents insurance.
- Inform the Tenant of any relevant policy conditions.
- The Tenant must insure its own possessions.

Access and Inspections

- Give at least 24 hours' written notice before visiting the Property (except in emergencies).

Utilities and Outgoings

- Pay all ownership-related charges (e.g., service charges, ground rent) and ensure proper account transfer at tenancy start.

Legal and Ownership

- Confirm KV Property Lettings LTD (Company Number 17092653) is legally entitled to let the Property and all required consents have been obtained.

SECTION C3 - RENT, DEPOSIT AND PAYMENTS

Rent

- The Tenant must pay rent of £ _____ per month in advance by cleared funds to KV Property Lettings LTD (Company Number 17092653) or its appointed agent.
- The first payment is due on _____, with all subsequent payments due on the same day each month.
- Rent must be paid on time whether or not formally demanded.
- Payment Method - All Rent, Deposit and other payments must be made by bank transfer to the account nominated by KV Property Lettings LTD (Company Number 17092653). Cash, cheque or card payments will not be accepted.
- If rent remains unpaid for more than 14 days, interest may be charged at 3% above the Bank of England base rate from the due date until payment is received.
- If rent remains unpaid for more than 14 days, the Landlord may draw down funds from the Deposit to cover unpaid rent and/or related costs. Where arrears persist or the Tenant is in serious breach, the Landlord shall have the immediate right to access and repossess the Property in accordance with this Agreement and applicable law.
- Payments returned, reversed or dishonoured will incur reasonable administrative costs.

Deposit

- The Tenant shall pay a Deposit equivalent to three (3) months of the agreed Rent to KV Property Lettings LTD (Company Number 17092653) before the start of the tenancy.
- The Deposit is held as security against unpaid rent, damage, cleaning, or breach of tenancy.
- Held in a client account and released after lawful deductions.
- Any Landlord-determined deductions and the return of the balance will be confirmed in writing within 30 days of tenancy end.
- If the Deposit is insufficient, the Tenant must pay any shortfall within 14 days of written notice.
- No interest is payable unless required by law.

Total Starting Amount (Rent + Deposit)

£ _____

Rent Review

The Landlord may review and adjust Rent once per year to reflect current market value, giving one month's written notice.

SECTION C4 - ENDING THE TENANCY

Fixed Term and Renewal

- The tenancy continues for the fixed term stated in Section A, except where the Tenant defaults on rental payment or commits a material breach.
- At the end of the fixed term, the tenancy may continue on a contractual periodic basis if both parties agree.

Landlord's Right to End

- KV Property Lettings LTD (Company Number 17092653) may end the tenancy at any time after the first six (6) months by giving not less than two (2) months' written notice.
- The Landlord may also end the tenancy immediately if rent remains unpaid for more than 14 days, the Tenant breaches this Agreement, becomes insolvent, ceases trading, or leaves the Property vacant for more than 28 days without consent.

- Upon termination for breach, the Landlord may take immediate possession in accordance with law.

Tenant's Right to End

- The Tenant may end the tenancy by giving not less than two (2) months' written notice, not expiring before the end of the first six (6) months.
- Rent and all obligations continue until the end of the notice period.

Vacant Possession

- On the last day of tenancy the Tenant must give vacant possession, return keys, remove effects and rubbish, and leave the Property clean.
- Items left behind may be treated as abandoned and disposed of at the Tenant's cost after reasonable notice.

Repossession

- The Landlord is entitled to re-enter and repossess the Property once the tenancy has lawfully ended or in accordance with this Agreement.

SECTION C5 - GENERAL CLAUSES AND NOTICES

Notices and Communication

- All notices must be in writing.
- A notice is properly served if:
 - delivered by hand to the rented Property or to the last known address of the receiving party (effective the next working day);
 - sent by first-class post to the rented Property or last known address (effective two working days after posting);
 - sent by email to the address stated in Section A (effective the next working day).
- The Tenant agrees that service by email is valid for all communications.
- The Landlord's address for service is KV Property Lettings LTD.

Data Protection

- The Landlord and Agent will process data in accordance with the Data Protection Act 2018 and UK GDPR.
- Information may be shared only for legitimate tenancy management purposes.

Liability

- The Tenant remains liable for any loss, damage or cost caused by its own act, omission or that of any Occupier or visitor.
- The Landlord is not responsible for service interruptions beyond its control.
- Neither party shall be liable for delay or failure due to events outside their reasonable control.

Entire Agreement

- This Agreement constitutes the entire contract between KV Property Lettings LTD (Company Number 17092653) and the Tenant.
- No statement or promise outside this document is binding unless confirmed in writing and signed by both parties.

Variation and Waiver

- Any change must be in writing and signed by both parties.
- Failure to enforce any clause shall not be a waiver.

Governing Law and Jurisdiction

- This Agreement is governed by the laws of England and Wales.
- The courts of England and Wales have exclusive jurisdiction.

Execution

Signed as a Deed and executed on behalf of the parties:

Landlord: KV Property Lettings LTD (Company Number 17092653)

Signature _____ Date _____

Tenant (Company)

Company Name _____

Director/Authorised Signatory _____ Date _____