

## Rent-to-Rent Contract

This Rent-to-Rent Agreement is made between **Swaley Enterprise** ("the Operator") and the Property Owner ("the Landlord").

- 1. Term:** Three (3) years fixed term commencing on the start date.
- 2. Rent:** The Operator shall pay a guaranteed monthly rent with no void periods.
- 3. Responsibilities:** The Operator shall manage tenants, inspections, and light maintenance. The Landlord remains responsible for structural repairs, building insurance, and statutory certificates.
- 4. Subletting:** The Operator may sublet to vetted corporate tenants only.
- 5. Termination:** Either party may terminate with three months' notice following the fixed term.
- 6. Governing Law:** Governed by the laws of England and Wales.

Signed by both parties on the date below:

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Landlord Signature

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For Swaley Enterprise  
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