

ENDING THE LEASE

- AS MOST OF YOU WILL BE AWARE WE ARE INTO THE NEW SCOTTISH PRIVATE TENANCY LEASE SYSTEM
- UNDER THIS LEASE IT IS YOU NOT THE LANDLORD OR AGENT WHO DECIDES WHEN TO TERMINATE THE LEASE
- TO END THE LEASE ALL OF YOU MUST SIGN A TENANT NOTICE TO TERMINATE TO OTHERWISE YOU ARE ALL LIABLE TO CONTINUE PAYING THE FULL AGREED RENT
- YOU MUST GIVE 28 DAYS NOTICE MINIMUM WARNING OF LEAVING
- WE CANNOT ADVERTISE ANY PROPERTY FOR THE NEXT ACADEMIC YEAR UNTIL WE HAVE A CORRECTLY COMPLETED TERMINATION NOTICE . IF NOTICES ARE NOT GIVEN BY YOU UNTIL THE END OF APRIL THIS WILL CAUSE MAJOR PROBLEMS FOR MANY FINDING ACCOMMODATION FOR THE NEXT YEAR BEFORE LEAVING FOR THE SUMMER BREAK.
- WITH YOUR ASSISTANCE WE WOULD LIKE TO ASK YOU TO COMPLETE THE TENANT NOTICE TO TERMINATE YOUR PRIVATE RESIDENTIAL TENANCY - THIS WILL BE GIVEN TO YOU WHEN YOU START YOUR LEASE - AND WE WILL BE GRATEFUL IF YOU COULD RETURN THIS TO US AS SOON AS POSSIBLE AFTER YOUR LEASE STARTS . THIS NOTICE CAN BE RETURNED BY EMAIL OR POSTED. A COPY OF THIS NOTICE IS OVERLEAF FOR YOUR INFORMATION
- WE ASSUME THE TENANCY END DATE WILL BE EITHER MAY - FOR 2ND OR 3RD YEARS OR THE END OF JUNE OR EARLY JULY FOR GRADUATING 4TH YEARS . HOWEVER THERE MUST ONLY BE ONE TENANCY END DATE AND THAT DATE IS FOR YOU TO DECIDE.
- BY DOING THIS WE CAN ARRANGE TO RELEASE THE PROPERTY FOR NEXT YEAR IN FEBRUARY AS WE NORMALLY DO AND ALSO CONFIRM WITH YOU THE OPTION OF YOU TO REMAIN AS TENANTS IN YOUR CURRENT PROPERTY OR ANOTHER THISTLE PROPERTY & LETTING PROPERTY IN DECEMBER

- **EVEN IF YOU HAVE SIGNED THE NOTICE TO TERMINATE AT THE START OF YOUR LEASE , YOU WILL AS USUAL BE GIVEN THE FIRST CHOICE OF TAKING THE NEXT YEARS LEASE (ASSUMING YOU HAVE KEPT ALL THE LEASE CONDITIONS!)BEFORE WE ADVERTISE THE PROPERTY FOR THE NEXT ACADEMIC YEAR.**
- **SIGNING THE NOTICE TO LEAVE WILL NOT AFFECT YOUR RIGHT TO LEAVE EARLIER WITH 28 DAYS NOTICE HOWEVER YOU WILL NOT AUTOMATICALLY BE ABLE TO EXTEND YOUR STAY IN THE PROPERTY (WE HAVE NEVER FOUND THIS A PROBLEM)**

Tenant notice to terminate

I/we _____
 _____ **[names of all tenants]**

hereby give notice that we would like to end my/our tenancy of the property at

and give permission for our email address to be supplied to potential tenants in order that they can arrange viewings at our convenience .

 _____ **[property address]**

on _____ **[date tenancy to end]**

Signed _____
 _____ **[signatures of all tenants]**

_____ **[date of signing]**

 (The section below should be completed where necessary to waive/reduce tenant's notice period)

I _____ **[landlord name]**

agree to waive the tenant's 28 day notice period and consent to the tenancy ending on

_____ **[date]**

Signed _____ **[signature of landlord]**

_____ **[date of signing]**

Notes

If it is a joint tenancy, all of the tenants must give the notice, not just one or some of them.

The tenant's notice must be given to the landlord at least 28 days (or 4 weeks) before the date on which the tenant wants the tenancy to end.

If the tenant posts the notice or sends the notice by email then the notice would have to be posted or emailed at least 30 days before the date on which the tenant wants the tenancy to end (the extra 2 days are added to allow time for the notice to be received by the landlord),

The tenancy can be ended earlier than the date set out in the tenant's notice (so the landlord can waive the full 28 day notice period) if the landlord agreed to this, in writing. If the landlord does agree in writing, then the lease would end on whatever earlier date was agreed between the landlord and tenant.