**THIS DEED** is made the ……….. day of …………………………. 20…. by

(1) [*insert landlord’s name*] (“the landlord”)

(2) [*insert current joint tenants names*] (“the former joint tenants”)

(3) [*insert new joint tenant’s name*] (“the new party”)

**WHEREAS**

(1) This deed is supplemental to the tenancy agreement between the landlord and the former joint tenants dated ……….. day of ………………… 20…… in relation to

[*insert premises address*] (“the tenancy agreement”).

(2) [*insert name of departing joint tenant*] desires to leave the property and determine his/her obligations under the said tenancy agreement leaving the remaining joint tenants in occupation thereof.

(3) [*insert name of departing joint tenant*] is to remain liable for any breach or breaches of the tenancy agreement which occurred prior to this deed but not in relation to any breach or breaches which occur thereafter.

(4) The remaining joint tenants desire that the new party occupies the property together with them as joint tenants and the new party accepts the obligations of the said tenancy agreement.

(5) The new party and the remaining former joint tenants intend to vary the tenancy agreement so that together they become joint tenants of the tenancy agreement.

**NOW THIS DEED WITNESSES** as follows:

1. This deed is supplemental to the tenancy agreement.

2. The tenancy agreement is varied so that

[*insert name of departing joint tenant*]

replaces [*insert name of departing joint tenant*].

3. To the extent that

[*insert name of departing joint tenant*] has breached any of the obligations of the tenancy agreement at or before the date on which this variation takes effect, if any, he/she remains liable for such breach or breaches after the tenancy agreement is so varied but has no liability in respect of any breach of the obligations of the tenancy agreement which arises after that date.

4. This variation shall take effect from the date of this deed.

Signed as a deed by [*insert full name of landlord*]

In the presence of

Signature of witness ………………………………………………………………

Name (in block capitals) ………………………………………………………….

Address ………………………………………………………………………………………

…………………………………………………………………………………………………

Signed as a deed by [*insert full name of departing joint tenant*]

In the presence of

Signature of witness ………………………………………………………………

Name (in block capitals) ………………………………………………………….

Address ………………………………………………………………………………………

…………………………………………………………………………………………………

Signed as a deed by [*insert full name of the third party*]

In the presence of

Signature of witness ………………………………………………………………

Name (in block capitals) ………………………………………………………….

Address ………………………………………………………………………………………

…………………………………………………………………………………………………

Signed as a deed by [*insert name of remaining joint tenant*]

In the presence of

Signature of witness ………………………………………………………………

Name (in block capitals) ………………………………………………………….

Address ………………………………………………………………………………………

…………………………………………………………………………………………………