

UK-PRres23

## Tenants in common agreement

**Dated:** [date]

**The First owner:** [name]

**The Second owner:** [name]

This agreement is dated: [date]  
It is made between: [Name]  
of [Address] ("Freda")  
and [Name]  
of [Address] ("Justin")  
The Property is: [full address]

## 1. Ownership of Property

1.1 The parties [ ] [ ].

1.2 If the parties hold the property as beneficial ,

1.3 This agreement sets out the trusts

1.4 From [today / the date of ],

1.5 The parties agree that [ ]

OR

1.6 The parties agree that [ ]

:

Freda [60%]

Justin [40%]

OR

1.7

:

amount of purchase price contributed by each

plus

],

].

plus

## 2. General terms and conditions

2.1

.

2.2

.

2.3

2.4

/

[

[

]:

2.5

/

[

[

]:

2.6

.

## 3. Insurance

£ [ ].

Signed by [\[Freda\]](#)

Witness to signature:

Name:

Address:

Signed by [\[Justin\]](#)

Witness to signature:

Name:

Address:

# Explanatory Notes:

## Tenants in common agreement

## Drafting notes

### Background law

In law, the relationship of co-owners of property is either as “beneficial joint tenants” or as “tenants in common”.

The default position is that owners of real property are beneficial joint tenants. That means property is owned in equal shares.

This agreement serves that purpose.

Of course, this agreement is used just as often by a couple buying a property together.

There is more about the conveyancing aspect. A transfer of an interest in property to a trust is a common way to protect assets.

So if you want total security against all the World, get a trust.

The bottom line is that privacy usually prevails and anyway, all

95 %

## Ends of notes