AGREEMENT dated the << >>

Licensor: <<Licensor

Licensee: <<Licensee

Room: The room

together witl by the partie

Property: The <<hous

<<Address>
<<Address>
<<Address>

Licence Period: A period of

Licence Fee: £<< >> pe

every month of council ta outgoings

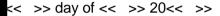
Permitted Times: From <<e.g.

week

's address>>

e's address>>

second>> floor of the Property s specified in the inventory signed



e in advance on the << >> day of Licence Period which is inclusive aning costs] but exclusive of other

<e.g. 6 p.m. on Friday>> of each

1. LICENCE

- 1.1 The Licensor perm during the Permitted
- 1.2 It is a condition of t Room maintains a ' times during the Lic
- 1.3 The Licensee (in Property) is also en bathroom, WC, [si accordance with an
- 1.4 This licence is person

the Room for the Licence Period, the Licence Fee.

see and any other occupier of the by the Immigration Act 2014 at all

nsor and other occupiers of the ed Times only) to use the kitchen, and passages in the building in made by the Licensor.

may not be transferred.

2. THE LICENSEE'S COVEN

The Licensee agrees with t

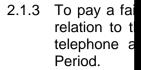
2.1 Licence Fee and o

- 2.1.1 To pay the L or set off an Licensor.
- 2.1.2 If any Licen days after be the Licensor

n the Due Date without deduction d to the Licensee in writing by the

or agreement be in arrears for 14 rmally demanded or not), to pay to Bank of England's base rate.

1



- 2.1.4 To pay the t Room.
- 2.1.5 If the Licen cable equiprend of the Li
- 2.1.6 To pay the device to accosts incurre

2.2 Repair and mainte

- 2.2.1 To use the I to deteriorat condition (ex
- 2.2.2 To make of Licensor's fi Licensor thro
 - a) any b
 - b) any perso
- 2.2.3 To keep the condition as excepted).
- 2.2.4 Not to dam appliances v
- 2.2.5 To replace a which becon
- 2.2.6 To give the Property or Licensee.
- 2.2.7 At the end freshly laund bedspreads, articles set of
- 2.2.8 To place all regularly col
- 2.2.9 Not without of the items repairs (in w

2.3 Access for License

2.3.1 To allow th together wit Room at rea of repair an

by the Licensor) of all charges in gas, water (including sewerage), the Property during the Licence

espect of any television set in the

vision receiver, video equipment, ge for its return to the hirer at the

sts of replacing a key or security eceipt of written evidence for the

contents

nd careful manner and not allow it or of the Room in good and clean ar).

ed to the Room (including the any other property owned by the

set out in this Agreement;

gligence of the Licensee or any e Licensee's permission.

Inventory clean and in the same ence Period (fair wear and tear

ipes, wires, conduits, fittings or ng the Property.

d electrical fuses within the Room

of any damage to the Room, the sit comes to the attention of the

 b ensure that all linen (if any) is led to a professional standard all ts, upholstery, curtains and other

tacle and to ensure that rubbish is the local authority.

sor to remove from the Room any ory otherwise than for necessary shall be given to the Licensor).

with Licensor's written authority, cessary appliances, to enter the to inspect its condition and state ssary repairs. The Licensor must

give reason beforehand.

- 2.3.2 In cases of Licensor's a
- 2.3.3 During the I and/or his a or occupiers notice (usua
- 2.3.4 To allow the prior arrange

2.4 Use of the Room a

- 2.4.1 To use the not to carry
- 2.4.2 Not to do a cause dam occupiers of
- 2.4.3 Not to play reproduction
- 2.4.4 Not to use the
- 2.4.5 Not to use affecting the Licensor has
- 2.4.6 Not to caus collect in or domestic us
- 2.4.7 Not to displate the Property
- 2.4.8 Not to keep first obtaining
- 2.4.9 Not to leave without givin
- 2.4.10 Not to smok
- 2.4.11 To comply the Licensor
- 2.4.12 Not to part part of it.
- 2.4.13 Not to permi
- 2.4.14 To carry o requirements letting or lic
- 2.4.15 Not to do ar of insurance
- 2.4.16 To be respondent.

 Property.

to the work to be undertaken)

ne Licensor or anyone with the n at any time and without notice.

nce Period to allow the Licensor ne Room with prospective tenants the day and subject to reasonable

nt access to inspect the Room by s throughout the Licence Period.

for residential purposes only, and or business at the Property.

which may be a nuisance to or the Licensor or the tenants or

television or radio set or sound om and 7 am.

or immoral purposes.

which contravenes a restriction superior leasehold) title which the 's attention.

ous or inflammable substance to t from those needed for general

ement that is visible from outside

imal, bird or domestic pet without onsent.

or more than 21 consecutive days

ions affecting the Property which see's attention.

e occupation of the Room or any

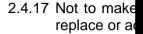
ie Room as a lodger.

d to satisfy the "right to rent" Act 2014 in relation to any subants, whether authorised by the

make void or voidable any policy e contents.

or security device to access the





- 2.4.18 Not to alter, or interior of and effects to
- 2.4.19 Not to alter wiring pipes electrical wir
- 2.4.20 Not to erect television ae

2.5 Legal matters

- 2.5.1 Promptly on provide sucl certifying the
- 2.5.2 Where any a the Licenso reasonably r
- 2.5.3 To notify the occupier of t

2.6 End of the licence

- 2.6.1 At the end of from the Profor immediate
- 2.6.2 To hand ove keys to the F
- 2.6.3 If the Licent Property at reasonable days from the have not be dispose of the

2.7 Licensor's costs

To pay all reasonat any breach of this A Agreement against

3. THE LICENSOR'S OBLIG

The Licensor agrees with the

- 3.1 To allow the Licens in this Agreement w the terms of this Ag
- 3.2 [Not to enter or use emergency) without
- 3.3 To repair the structure and external pipes.

licate keys to the Property, nor to Property.

he appearance, structure, exterior angement of the fixtures, furniture

o the walls or damage the floors, ty and not to alter or extend any allation on the Property.

the Property any satellite dish or sent in writing of the Licensor.

- to comply with such checks and sonably required by the Licensor cocupiers of the Room.
- -limited "right to rent" to provide to continued "right to rent" as is rom time to time.
- e immigration status of any adult that the "right to rent" is lost.

remove the Licensee's belongings made and tidy so that it is ready

last day of the Licence Period all

ot have been removed from the Period, the Licensor shall take usee to notify them. If, within [14] Period, the Licensee's belongings or will be entitled to remove and

ncurred by the Licensor to remedy see and to enforce the terms of this

the Property on the terms set out ect to the Licensee complying with

Permitted Times (save in case of ensee.)

Property including drains, gutters

- 3.4 To repair and main supply of water, ga heating and hot wat
- 3.5 To provide heating, the Licensee paying
- 3.6 [To have the comm weekly basis].

4. TERMINATION

- 4.1 If the Licence Fee substantial breach of Licensor may term Licensor will remain
- 4.2 [Either Party may g time to end this Ag than <<6>> months

5. INTERPRETATION

- 5.1 Any obligation on t includes an obligati thing.
- 5.2 Whenever there is Licensee their oblicagainst each of there
- 5.3 The Licensor and enforceable by any Parties) Act 1999.
- 5.4 An obligation in thi Value Added Tax in

SIGNED by <<Name of Licensor>> Licensor

SIGNED by <<Name of Licensee(s)>> Licensee(s)

apparatus in the Property for the sanitary apparatus and the central

water to the Property, subject to ost.

(but not the Room) cleaned on a

overdue, or if there has been a obligations in this Agreement, the other rights and remedies of the

months prior written notice at any uch notice must not expire sooner nce Period.]

eement not to do an act or thing another person to do such act or

comprising the Licensor or the dagainst all of them jointly and

I that this Agreement should be of the Contracts (Rights of Third

ney includes an obligation to pay





ime)