

AGREEMENT dated the << >>

Licensor: <<Licensor's address>>

Licensee: <<Licensee's address>>

Room: The room <<second>> floor of the Property together with <> as specified in the inventory signed by the parties

Property: The <<household name>> <<Address>> <<Address>> <<Address>>

Licence Period: A period of << >> day of << >> 20<< >>

Licence Fee: £<< >> per <> in advance on the << >> day of <> every month of the Licence Period which is inclusive of council tax [and other outgoing costs] but exclusive of other outgoings

Permitted Times: From <<e.g. 6 p.m. on Friday>> of each week to <<e.g. 6 p.m. on Friday>> of each week

1. LICENCE

- 1.1 The Licensor permits the Licensee to occupy the Room for the Licence Period, during the Permitted Times, for the Licence Fee.
- 1.2 It is a condition of this licence that the Licensee and any other occupier of the Room maintains a 'clean and tidy' standard at all times during the Licence Period.
- 1.3 The Licensee (in addition to the Licensor and other occupiers of the Property) is also entitled to use the kitchen, bathroom, WC, [staircase] and passages in the building in the Permitted Times only) to use the kitchen, bathroom, WC, [staircase] and passages in the building in accordance with any rules made by the Licensor.
- 1.4 This licence is personal to the Licensee and may not be transferred.

2. THE LICENSEE'S COVENANTS

The Licensee agrees with the Licensor that:

2.1 Licence Fee and other payments

- 2.1.1 To pay the Licence Fee on the Due Date without deduction or set off and to provide a receipt to the Licensee in writing by the Licensor.
- 2.1.2 If any Licence Fee is not paid 14 days after becoming due (whether formally demanded or not), to pay to the Licensor interest at the Bank of England's base rate.

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2.1.3 To pay a fair and reasonable sum (to be agreed by the Licensor) of all charges in relation to the use of the Property, including gas, water (including sewerage), electricity, telephone and other services during the Licence Period.

2.1.4 To pay the hire charge in respect of any television set in the Room.

2.1.5 If the Licensee has a television receiver, video equipment, or other electronic equipment, to bring it for its return to the hirer at the end of the Licence Period.

2.1.6 To pay the costs of replacing a key or security device to accompany the Licensee, and to provide receipt of written evidence for the costs incurred.

2.2 **Repair and maintenance** **contents**

2.2.1 To use the Room in a careful and careful manner and not allow it to deteriorate or be damaged, or of the Room in good and clean condition (except for fair wear and tear).

2.2.2 To make good any damage to the Room (including the Licensor's fixtures and fittings) caused by the Licensee or any other property owned by the Licensee.

- a) any damage caused by the Licensee or any other property owned by the Licensee;
- b) any damage caused by the negligence of the Licensee or any other property owned by the Licensee's permission.

2.2.3 To keep the Room in the same condition as when it was handed over (except for fair wear and tear).

2.2.4 Not to damage pipes, wires, conduits, fittings or appliances within the Room.

2.2.5 To replace any electrical fuses within the Room which become defective.

2.2.6 To give the Licensor notice of any damage to the Room, the Property or the Licensee, as it comes to the attention of the Licensee.

2.2.7 At the end of the Licence Period, to ensure that all linen (if any) is freshly laundered to a professional standard all bedspreads, bedclothes, upholstery, curtains and other articles set out in the Room.

2.2.8 To place all rubbish in the local authority's receptacle and to ensure that rubbish is removed from the Room.

2.2.9 Not without the Licensor's written authority, to remove from the Room any property otherwise than for necessary repairs (in which case the Licensee shall be given to the Licensor).

2.3 **Access for Licensor**

2.3.1 To allow the Licensor, with Licensor's written authority, together with any necessary appliances, to enter the Room at any time to inspect its condition and state of repair and to carry out any necessary repairs. The Licensor must

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- give reasons in writing beforehand.
- 2.3.2 In cases of emergency, the Licensor or anyone with the authority to do so may enter the Room at any time and without notice.
- 2.3.3 During the Licence Period to allow the Licensor or anyone with the authority to do so to enter the Room with prospective tenants on any day of the week and subject to reasonable notice (usual notice period).
- 2.3.4 To allow the Licensor or anyone with the authority to do so to have access to inspect the Room by prior arrangement throughout the Licence Period.
- 2.4 **Use of the Room and Property**
- 2.4.1 To use the Room for residential purposes only, and not to carry out any business at the Property.
- 2.4.2 Not to do anything which may be a nuisance to or cause damage to the Property or the Licensor or the tenants or occupiers of the Property.
- 2.4.3 Not to play any television or radio set or sound reproduction system between 11 pm and 7 am.
- 2.4.4 Not to use the Room for immoral purposes.
- 2.4.5 Not to use the Room in a way which contravenes a restriction (superior leasehold) title which the Licensor has drawn to the Licensor's attention.
- 2.4.6 Not to cause or allow the accumulation of any dangerous or inflammable substance to be stored in or on the Property other than those needed for general domestic use.
- 2.4.7 Not to display anything on the exterior of the Property which is visible from outside the Property.
- 2.4.8 Not to keep any animal, bird or domestic pet without the Licensor's consent.
- 2.4.9 Not to leave the Room for more than 21 consecutive days without giving notice to the Licensor.
- 2.4.10 Not to smoke in the Room.
- 2.4.11 To comply with any regulations affecting the Property which are brought to the Licensor's attention.
- 2.4.12 Not to part with or allow the occupation of the Room or any part of it.
- 2.4.13 Not to permit anyone to use the Room as a lodger.
- 2.4.14 To carry out any repairs required to satisfy the "right to rent" requirements of the Housing Act 2014 in relation to any sub-tenants, whether authorised by the Licensor or not.
- 2.4.15 Not to do anything which may make void or voidable any policy of insurance covering the contents of the Room.
- 2.4.16 To be responsible for any loss or damage to or security device to access the Property.

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2.4.17 Not to make or alter, replace or add to the existing wiring, pipes, electrical wiring or other fixtures and effects belonging to the Property.

2.4.18 Not to alter, add to or remove from the appearance, structure, exterior or interior of the Property or the arrangement of the fixtures, furniture and effects belonging to the Property.

2.4.19 Not to alter, add to or remove from the walls or damage the floors, ceiling, doors, windows, shutters and not to alter or extend any installation on the Property.

2.4.20 Not to erect on the Property any satellite dish or other aerial or antenna without the written consent in writing of the Licensor.

2.5 **Legal matters**

2.5.1 Promptly on request to provide such information as may be reasonably required by the Licensor or the occupiers of the Room.

2.5.2 Where any adult occupier of the Room has a limited "right to rent" to provide to the Licensor a continued "right to rent" as is required from time to time.

2.5.3 To notify the Licensor of the immigration status of any adult occupier of the Room if that the "right to rent" is lost.

2.6 **End of the licence**

2.6.1 At the end of the Licence Period, the Licensee shall remove the Licensee's belongings from the Property and clean and tidy so that it is ready for immediate occupation.

2.6.2 To hand over to the Licensor all keys to the Property on the last day of the Licence Period.

2.6.3 If the Licensee's belongings have not been removed from the Property at the end of the Licence Period, the Licensor shall take reasonable steps to remove them. If, within [14] days from the end of the Licence Period, the Licensee's belongings have not been removed, the Licensor will be entitled to remove and dispose of them.

2.7 **Licensor's costs**

To pay all reasonable costs incurred by the Licensor to remedy any breach of this Agreement against the Licensee and to enforce the terms of this Agreement.

3. **THE LICENSOR'S OBLIGATIONS**

The Licensor agrees with the Licensee that the Licensee shall have the right to occupy the Property on the terms set out in this Agreement and subject to the Licensee complying with the terms of this Agreement.

3.1 To allow the Licensee to occupy the Property on the terms set out in this Agreement and subject to the Licensee complying with the terms of this Agreement.

3.2 [Not to enter or use the Property at any time other than the Permitted Times (save in case of emergency) without the written consent of the Licensee.]

3.3 To repair the structure and external pipes of the Property including drains, gutters and external pipes.

to provide the Licensee with a set of keys to the Property, nor to make or alter, replace or add to the existing wiring, pipes, electrical wiring or other fixtures and effects belonging to the Property.

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- 3.4 To repair and maintain the sanitary apparatus in the Property for the supply of water, gas, heating and hot water.
- 3.5 To provide heating and hot water to the Property, subject to the Licensee paying the cost.
- 3.6 [To have the common areas (but not the Room) cleaned on a weekly basis].

4. TERMINATION

- 4.1 If the Licence Fee is overdue, or if there has been a substantial breach of the obligations in this Agreement, the Licensors may terminate the Agreement. The Licensors will remain liable for the Licence Fee.
- 4.2 [Either Party may give the other Party six (6) months prior written notice at any time to end this Agreement. Such notice must not expire sooner than <<6>> months after the date of the notice.]

5. INTERPRETATION

- 5.1 Any obligation on the Licensee to do an act or thing includes an obligation to ensure that another person does such act or thing.
- 5.2 Whenever there is more than one Licensors or Licensee comprising the Licensors or the Licensees their obligations shall be joint and several against all of them jointly and severally.
- 5.3 The Licensors and Licensees agree that this Agreement should be enforceable by any court of competent jurisdiction under the Contracts (Rights of Third Parties) Act 1999.
- 5.4 An obligation in this Agreement to pay includes an obligation to pay Value Added Tax in addition to the net amount.

SIGNED by
<<Name of Licensors>>
Licensors

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