AGREEMENT dated the << >>

Licensor: <<Licensor

Licensee: <<License

Room: The room

together with

by the partie

Property: The <<hous

> <<Address> <<Address>

> <<Address>

Licence Period: A period of

Licence Fee: £<< >> pe

every month of council ta outgoings

1. LICENCE

> 1.1 The Licensor permi return for the Licend

> 1.2 It is a condition of the Room maintains a times during the Lic

> 1.3 The Licensee (in Property) is also en stairs and passag regulations made by

1.4 This licence is person

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

> 2.1.3 To pay a fai relation to t

l's address>>

e's address>>

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

<< >> day of << >> 20<< >>

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

e Room for the Licence Period in

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

sor and other occupiers of the bathroom, WC, [sitting room], hall, ccordance with any reasonable

may not be transferred.

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

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

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

1

telephone a Period.

- 2.1.4 To pay the t Room.
- 2.1.5 If the Licens equipment of the Licence
- 2.1.6 To pay the device to a costs incurre

2.2 Repair and mainte

- 2.2.1 To use the I to deteriorat condition (ex
- 2.2.2 To make g 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 happening to caused as se
- 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 Licens

2.3.1 To allow th together wit Room at rea of repair and has given re beforehand:

he Property during the Licence

espect of any television set in the

on receiver video equipment cable ts return to the hirer at the end of

sts of replacing a key or security eceipt of written evidence of 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 destruction loss or perty or the contents howsoever tention of the Licensee.

o ensure that all linen (if any) is led to a professional standard all is 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 hall be given to the Licensor).

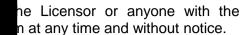
with Licensor's written authority, cessary appliances, to enter the to inspect its condition and state sary repairs provided the Licensor pard to the work to be undertaken) or obstruct any such persons.

2.3.2 In cases of Licensor's a

- 2.3.3 During the Licensor and tenants or deasonable reasonable.
- 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 without the Room or
- 2.4.5 Not to use the
- 2.4.6 Not to use affecting the Licensor has
- 2.4.7 Not to caus collect in or domestic us
- 2.4.8 Not to displate the Property
- 2.4.9 Not to keep first obtainin
- 2.4.10 Not to leave without givin
- 2.4.11 Not to smok
- 2.4.12 To comply the Licensor
- 2.4.13 Not to part part of it.
- 2.4.14 Not to permi
- 2.4.15 To carry o requirements letting or lic Licensor or r
- 2.4.16 Not to do ar of insurance
- 2.4.17 To be responded Room.



he Licence Period to allow the d view the Room with prospective times of the day and subject to

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

for residential purposes only and residential purposes only and

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

television or radio set or sound om and 7 am.

sor to invite more than 3 people to ng party or any other purpose.

or immoral purposes.

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

ous or inflammable substance to from those needed for general

ement that is visible from outside

nal or bird or domestic pet without onsent.

or more than 28 consecutive days

ions affecting the Property which see's attention.

e occupation of the Room or any

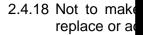
le Room as a lodger.

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





- 2.4.19 Not to alter a interior of the effects belor
- 2.4.20 Not to alter wiring pipes electrical wir
- 2.4.21 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 Profesion for 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 <u>Licensor's costs</u>

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 v the terms of this Ag
- 3.2 To repair the structuexternal pipes.
- 3.3 To repair and main supply of water gas heating and hot wat

plicate keys to the Room nor to Room.

e appearance structure exterior or ement of the fixtures furniture and

to 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 m clean 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 ee and to enforce the terms of this

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

pperty including drains gutters and

apparatus in the Property for the anitary apparatus and the central

3.4 To provide heating Licensee paying a f

3.5 [To have the comm weekly basis].

4. TERMINATION

- 4.1 If the Licence Fee substantial breach 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)

S

ater to the Property subject to the

(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

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

ney includes an obligation to pay



