

AGREEMENT dated the << >>

Licensor: <<Licensor's name>> of <<Licensor's address>>

Licensee: <<Licensee's name>> of <<Licensee's address>>

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

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

Licence Period: A period of <<Licence period>> day of <<Licence start date>> 20<<Licence end year>>

Permitted Times: From <<e.g. 9 a.m. on Monday>> to <<e.g. 6 p.m. on Friday>> of each week

Licence Fee: £<< >> per <<Licence period>> in advance on the << >> day of <<Licence start date>> the Licence Period which is inclusive of council tax [and other outgoings] but exclusive of other

1. LICENCE

- 1.1 The Licensor permits the Licensee to use the Room for the Licence Period during the Permitted Times for the duration of the Licence Fee.
- 1.2 It is a condition of this Licence that the Licensee and any other occupier of the Room maintains a fire safety record in accordance with the requirements of the Immigration Act 2014 at all times during the Licence Period.
- 1.3 The Licensee (in the Room) is also entitled to use the kitchen, bathroom WC [sitting room] 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, Council Tax and Other Outgoings

- 2.1.1 To pay the Licence Fee on the Due Date without deduction or set off and to the Licensor.
- 2.1.2 If any Licence Fee or other outgoings become due (whether formally demanded or not) the Licensee shall be in arrears for 14 days after the date of demand and shall pay interest at 3% above 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) telephone and electricity 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 Licensor provides television on receiver video equipment cable etc then the Licensee must 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 the Room in good and clean condition (except for fair wear and tear).

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

- a) any damage caused by the Licensee or any person acting under the Licensee's authority set out in this Agreement;
- b) any damage caused by the negligence of the Licensee or any person acting under the Licensee's authority without the Licensee's permission.

2.2.3 To keep the Room in the same condition as when received and in the same Inventory clean and in the same condition at the end of the Licence Period (fair wear and tear excepted).

2.2.4 Not to damage or destroy the Room or its contents or fixtures or fittings or appliances or wires conduit fittings or appliances or property.

2.2.5 To replace any broken or damaged electrical fuses within the Room which become necessary.

2.2.6 To give the Licensor notice of any damage destruction loss or destruction of the Room or the contents howsoever caused as soon as practicable.

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 carpets are professionally cleaned and all upholstery curtains and other articles set out in the Room are in good condition and in any event to have the carpets in the Room professionally cleaned to a professional standard at least once in every twelve months of the Licence Period.

2.2.8 Not without the Licensor's written authority to remove from the Room any of the items or fixtures or fittings or appliances or 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 to enter the Room together with any necessary appliances to enter the Room at reasonable times to inspect its condition and state of repair and to carry out any necessary repairs provided the Licensor

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has given reasonable notice in writing (in regard to the work to be undertaken) beforehand and shall not prevent or obstruct any such persons.

2.3.2 In cases of emergency the Licensor or anyone with the Licensee's authority 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 Licensee's authority to enter the Room with prospective tenants at any time and subject to reasonable notice (usual notice period).

2.3.4 To allow the Licensor or anyone with the Licensee's authority to enter the Room at any time and subject to reasonable notice (usual notice 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 any way which contravenes a restriction in the Licence or the Licensor has brought to the Licensee'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 from 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 or 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.

2.4.11 To comply with any regulations affecting the Property which the Licensor may bring to the Licensee's attention.

2.4.12 Not to part with the Room or any part of it.

2.4.13 Not to permit the Room to be used as a lodger.

2.4.14 To carry out any repairs or improvements required to satisfy the "right to rent" under 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 the security of the Room and/or security device to access the Property.

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2.4.17 Not to make or alter the structure or replace or add to the structure of the Property.

2.4.18 Not to alter or damage the appearance structure exterior or interior of the Property or the appearance of the fixtures furniture and effects belonging to the Property.

2.4.19 Not to alter or damage the walls or damage the floors or the wiring pipes or electrical wiring or any other installation on the Property.

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

2.5 **Legal matters**

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

2.5.2 Where any assignment of the Licence shall be subject to the Licensor's reasonable requirements.

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 the keys to the Property on the last day of the Licence Period all belongings not have been removed from the Property.

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

2.7 **Licensor's costs**

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

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 Licensee's consent.]

3.3 To use reasonable care to ensure the Property is in a safe condition and to comply with the obligations of the landlord in the Licensor's tenancy agreement.

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- 3.4 To pay all bills relating to the Property subject to the Licence.
- 3.5 [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 Licensor may terminate the Licence. The Licensor will remain liable for the Licence Fee.
- 4.2 [Either Party may give written notice to end this Agreement at any time, but such notice must not expire sooner than <<6>> months prior to termination.]

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 Licensee their obligations are joint and several against each of them.
- 5.3 The Licence is enforceable by any Party 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 Licence Fee.

SIGNED by
<<Name of Licensor >>
Licensor

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

providing lighting power and hot water and paying a fair proportion of the cost.

(but not the Room) cleaned on a weekly basis].

overdue or if there has been a substantial breach of the obligations in this Agreement the Licensor may terminate the Licence. The Licensor will remain liable for the Licence Fee.

months prior written notice at any time, but such notice must not expire sooner than <<6>> months prior to termination.]

Agreement not to do an act or thing includes an obligation to ensure that another person does such act or thing.

Licensee comprising the Licensor or the Licensee their obligations are joint and several against all of them jointly and severally.

that this Agreement should be enforceable by any Party under the Contracts (Rights of Third Parties) Act 1999.

they includes an obligation to pay Value Added Tax in addition to the Licence Fee.