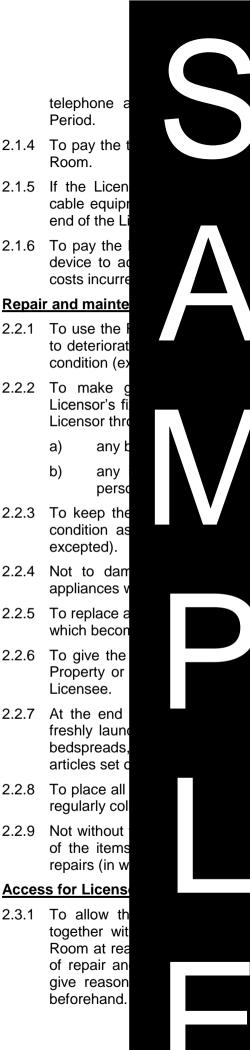
| AGF | REEME | NT date | ed the << >> 0 | |
|---|----------------------------|-------------------|--|--|
| Licensor: | | | < <licensoi< th=""><th>r's address>></th></licensoi<> | r's address>> |
| Licensee: | | | < <license< td=""><td>e's address>></td></license<> | e's address>> |
| Room: | | | The room together with by the partie | second>> floor of the Property s specified in the inventory signed |
| Property: | | | The < <hous <<address> <<address> <<address></address></address></address></hous | |
| Licence Period: | | | A period of • | << >> day of << >> 20<< >> |
| Licence Fee: | | | £<< >> pe every month of council ta outgoings | e in advance on the << >> day of Licence Period which is inclusive aning costs] but exclusive of other |
| 1. | LICENCE | | | |
| | 1.1 | | icensor permi for the Licence | he Room for the Licence Period in |
| | 1.2 | Room | condition of t maintains a ' during the Lic | see and any other occupier of the by the Immigration Act 2014 at all |
| | 1.3 | Prope stairs | Licensee (in rty) is also en and passag itions made by | hsor and other occupiers of the bathroom, WC, [sitting room,] hall, accordance with any reasonable |
| | 1.4 | This li | cence is perso | may not be transferred. |
| 2. | THE | | EE'S COVEN | |
| 2. | The Licensee agrees with t | | | |
| | 2.1 | Licence Fee and o | | |
| | | 2.1.1 | To pay the L or set off an Licensor. | on the Due Date without deduction d to the Licensee in writing by the |
| | | 2.1.2 | If any Licen days after be the Licensor | or agreement be in arrears for 14 rmally demanded or not), to pay to Bank of England's base rate. |
| | | 2.1.3 | To pay a fai relation to t | by the Licensor) of all charges in gas, water (including sewerage), |
| | | | | |
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he Property during the Licence

espect of any television set in the

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

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

contents

d careful manner and not allow it r 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;

aligence 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 hg the Propertv.

d electrical fuses within the Room

of any damage to the Room, the s it comes to the attention of the

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

acle 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 ssary repairs. The Licensor must to the work to be undertaken)

2.2

- 2.2.2
- 2.2.3
- 2.2.4
- 2.2.5
- 2.2.6
- 2.2.7 At the end
- 2.2.8 To place all
- 2.2.9

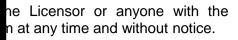
2.3 Access for License

2.3.1

- 2.3.2 In cases of Licensor's a
- 2.3.3 During the l 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 of
- 2.4.2 Not to do a cause dama occupiers of
- 2.4.3 Not to play reproduction
- 2.4.4 Not to use th
- 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 displative the Property
- 2.4.8 Not to keep first obtainin
- 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 lid Licensor or r
- 2.4.15 Not to do an of insurance
- 2.4.16 To be response Property.
- 2.4.17 Not to make replace or a



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

e Room as a lodger.

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

r make void or voidable any policy e contents.

/or security device to access the

icate keys to the Property, nor to roperty.





- 2.4.18 Not to alter, or interior of and effects t
- 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 c from the Pro for immediat
- 2.6.2 To hand ove keys to the F
- 2.6.3 If the Licens Property at reasonables 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 t

- 3.1 To allow the Licens in this Agreement w the terms of this Ag
- 3.2 To repair the struc and external pipes.
- 3.3 To repair and main supply of water, ga heating and hot wat
- 3.4 To provide heating, the Licensee paying









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

o the walls or damage the floors, ty and not to alter or extend any illation 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 occupiers 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 hat the "right to rent" is lost.

emove 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 nsee to notify them. If, within [14] Period, the Licensee's belongings or will be entitled to remove and

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

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

Property including drains, gutters

apparatus in the Property for the sanitary apparatus and the central

water to the Property, subject to ost.

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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

- Any obligation on t includes an obligati thing.
- 5.2 Whenever there is Licensee their oblig against each of ther
- 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)









(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