

AGREEMENT dated the << >> of << >> 20<< >>

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

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

1. LICENCE

- 1.1 The Licensor permits the Licensee to occupy the Room for the Licence Period in return 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) is also entitled to use the Room, bathroom, WC, [sitting room,] hall, stairs and passages in accordance with any reasonable regulations 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 charges

- 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 charge is not paid by the Licensee or agreement be in arrears for 14 days after becoming due (whether formally demanded or not), to pay to the Licensor interest at the Bank of England's base rate.
- 2.1.3 To pay a fair and reasonable amount (as determined by the Licensor) of all charges in relation to the use of the Room, gas, water (including sewerage),

S

A

M

P

L

E

telephone and
Period.

the Property during the Licence

2.1.4 To pay the t
Room.

respect of any television set in the

2.1.5 If the Licen
cable equip
end of the Li

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

2.1.6 To pay the
device to ac
costs incurre

costs of replacing a key or security
receipt of written evidence for the

2.2 Repair and maintenance

contents

2.2.1 To use the R
to deteriorat
condition (ex

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

2.2.2 To make g
Licensor's fi
Licensor thro

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

a) any b
b) any
perso

set out in this Agreement;
gligence of the Licensee or any
e Licensee's permission.

2.2.3 To keep the
condition as
excepted).

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

2.2.4 Not to dam
appliances v

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

2.2.5 To replace a
which becom

and electrical fuses within the Room

2.2.6 To give the
Property or
Licensee.

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

2.2.7 At the end
freshly launc
bedspreads,
articles set o

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

2.2.8 To place all
regularly col

tacle and to ensure that rubbish is
the local authority.

2.2.9 Not without
of the items
repairs (in w

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

2.3 Access for Licens

2.3.1 To allow th
together wit
Room at rea
of repair an
give reason
beforehand.

with Licensor's written authority,
necessary appliances, to enter the
y to inspect its condition and state
ssary repairs. The Licensor must
d to the work to be undertaken)

S

2.3.2 In cases of emergency, the Licensor or anyone with the
Licensor's authority may enter the Room at any time and without notice.

2.3.3 During the Licence Period to allow the Licensor
and/or his authorised agents to enter the Room with prospective tenants
or occupiers on any day of the week, at any time of the day and subject to reasonable
notice (usual notice period is 24 hours).

2.3.4 To allow the Licensor or anyone with the Licensor's authority
prior arrangement to enter the Room 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 commercial or business activity at the Property.

2.4.2 Not to do anything which may be a nuisance to or
cause damage to the Property, the Licensor or the tenants or
occupiers of the Property.

2.4.3 Not to play television or radio set or sound
reproduction equipment 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
affecting the (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
collect 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
the Property which is visible from outside the Property.

2.4.8 Not to keep any animal, bird or domestic pet without
first obtaining the Licensor's written 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 has drawn to the Licensor's attention.

2.4.12 Not to part with 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 or maintenance 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 the installation of a fire alarm and/or security device to access the
Property.

2.4.17 Not to make any alterations to the Property, nor to
replace or add to the contents of the Property.

A

M

P

L

E

S

A

M

P

L

E

2.4.18 Not to alter, or interior of and effects b

the appearance, structure, exterior arrangement of the fixtures, furniture

2.4.19 Not to alter wiring pipes electrical wir

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

2.4.20 Not to erect television ae

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

2.5 Legal matters

2.5.1 Promptly on provide such certifying the

r to comply with such checks and sonably required by the Licensor t occupiers of the Room.

2.5.2 Where any a the Licensor reasonably r

-limited "right to rent" to provide to continued "right to rent" as is from time to time.

2.5.3 To notify the occupier of t

the immigration status of any adult that the "right to rent" is lost.

2.6 End of the licence

2.6.1 At the end of from the Pro for immediat

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

2.6.2 To hand ove keys to the P

last day of the Licence Period all

2.6.3 If the Licen Property at reasonable s days from t have not be dispose of th

not have been removed from the e Period, the Licensor shall take nsee to notify them. If, within [14] Period, the Licensee's belongings or will be entitled to remove and

2.7 Licensor's costs

To pay all reasonab any breach of this A Agreement against

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

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

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

3.2 To repair the struc and external pipes.

Property including drains, gutters

3.3 To repair and main supply of water, ga heating and hot wat

apparatus in the Property for the sanitary apparatus and the central

3.4 To provide heating the Licensee paying

water to the Property, subject to cost.

3.5 [To have the comm (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 entitled to exercise all other rights and remedies of the Licensors.

4.2 [Either Party may give the other Party <<6>> months prior written notice at any time to end this Agreement. Such notice must not expire sooner than <<6>> months prior to the end of the Licence Period.]

5. INTERPRETATION

5.1 Any obligation on the part of the Licensee to do an act or thing includes an obligation to require another person to do such act or thing.

5.2 Whenever there is a breach of the Agreement by any person comprising the Licensors or the Licensee their obligations shall be enforceable against all of them jointly and severally.

5.3 The Licensors and Licensee 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 sum payable.

SIGNED by
<<Name of Licensors>>
Licensors

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