

S

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 <<house number>> <<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

A

M

1. LICENCE

- 1.1 The Licensor permits the Licensee to use 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 fire alarm system in accordance with the requirements of the Fire Safety Act 2014 at all times during the Licence Period.
- 1.3 The Licensee (in addition to the Licensor) shall also ensure that the Room is kept clean and tidy, including the bathroom, WC, [sitting room], hall, stairs and passages in accordance with any reasonable regulations made by the Council.
- 1.4 This licence is personal to the Licensee and may not be transferred.

P

2. THE LICENSEE'S COVENANTS

The Licensee agrees with the Licensor that:

2.1 Licence Fee and outgoings

- 2.1.1 To pay the Licence Fee on the Due Date without deduction or set off and to provide a copy of the receipt to the Licensee in writing by the Licensor.
- 2.1.2 If any Licence Fee is not paid on the Due Date, the Licensee shall be in arrears for 14 days after being formally demanded (or not) to pay to the Licensor 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 for gas, water (including sewerage), electricity, telephone, and other services.

L

E

S

telephone and
Period.

the Property during the Licence

2.1.4 To pay the tax
Room.

respect of any television set in the

2.1.5 If the Licensor
equipment of
the Licence

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

2.1.6 To pay the
device to acquire
costs incurred

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

2.2 **Repair and maintenance**

contents

2.2.1 To use the Property
to deteriorate
condition (except

and careful manner and not allow it
of the Room in good and clean
(fair wear and tear).

2.2.2 To make good
Licensor's fixtures
Licensor through

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

- a) any building
- b) any contents

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

2.2.3 To keep the
condition as
excepted).

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

2.2.4 Not to damage
appliances within

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

2.2.5 To replace any
which become

and electrical fuses within the Room

2.2.6 To give the
happening to
caused as set

of any damage destruction loss or
Property or the contents howsoever
in the absence of the Licensee.

2.2.7 At the end
freshly laundered
bedspreads
articles set out

to ensure that all linen (if any) is
cleaned to a professional standard all
of the upholstery curtains and other

2.2.8 To place all
regularly collected

in a receptacle and to ensure that rubbish is
collected by the local authority.

2.2.9 Not without
of the items
repairs (in writing)

Licensor to remove from the Room any
Property otherwise than for necessary
repairs (in writing shall be given to the Licensor).

2.3 **Access for Licensor**

2.3.1 To allow the
together with
Room at reasonable
of repair and
has given reasonable
beforehand and

with Licensor's written authority,
necessary appliances, to enter the
Property to inspect its condition and state
any necessary repairs provided the Licensor
has given reasonable notice (regard to the work to be undertaken)
and shall not obstruct any such persons.

A

M

P

L

E

S

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 the Licensor and the tenants or occupiers may, at reasonable times of the day and subject to reasonable notice, enter the Room to inspect the Room by prior arrangement throughout the Licence Period.

2.3.4 To allow the Licensor or anyone with the authority to do so to enter the Room by prior arrangement throughout the Licence Period.

2.4 **Use of the Room and Property**

2.4.1 To use the Room only for residential purposes only and not to carry on any business at the Property.

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

2.4.3 Not to play a television or radio set or sound reproduction system between 11 pm and 7 am.

2.4.4 Not without the Licensor's consent to invite more than 3 people to the Room for any party or any other purpose.

2.4.5 Not to use the Room for immoral purposes.

2.4.6 Not to use the Room in a way which contravenes a restriction (including a restriction in a superior leasehold) title which the Licensor has drawn to your attention.

2.4.7 Not to cause or allow to be collected in or on the Property any dangerous or inflammable substance to the extent of those needed for general domestic use.

2.4.8 Not to display anything on the Property which is visible from outside the Property.

2.4.9 Not to keep any animal or bird or domestic pet without the Licensor's consent.

2.4.10 Not to leave the Room for more than 28 consecutive days without giving notice to the Licensor.

2.4.11 Not to smoke.

2.4.12 To comply with any regulations affecting the Property which are drawn to your attention by the Licensor.

2.4.13 Not to part with or let any part of the Room or any part of it.

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

2.4.15 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.

2.4.16 Not to do anything which may make void or voidable any policy of insurance covering the contents of the Room.

2.4.17 To be responsible for providing a key or security device to access the Room.

A

M

P

L

E

S

2.4.18 Not to make or alter any keys, duplicate keys to the Room nor to replace or add keys to the Room.

2.4.19 Not to alter the appearance structure exterior or interior of the Property or the placement of the fixtures furniture and effects below ground level.

2.4.19 Not to alter the appearance structure exterior or interior of the Property or the placement of the fixtures furniture and effects below ground level.

2.4.20 Not to alter or damage the walls or damage the floors or any fixtures or fittings on the Property and not to alter or extend any services or installations on the Property.

2.4.20 Not to alter or damage the walls or damage the floors or any fixtures or fittings on the Property and not to alter or extend any services or installations on the Property.

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

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

2.5 Legal matters

2.5 **Legal matters**

2.5.1 Promptly on request to provide such certificates or certify the Property to comply with such checks and inspections as may be reasonably required by the Licensor or any local authority or other occupiers of the Room.

2.5.2 Where any person has a limited "right to rent" to provide to the Licensee, the Licensee shall have a continued "right to rent" as is set out in clause 1.1 from time to time.

2.5.2 Where any person has a limited "right to rent" to provide to the Licensee, the Licensee shall have a continued "right to rent" as is set out in clause 1.1 from time to time.

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

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

2.6 **End of the licence**

2.6 **End of the licence**

2.6.1 At the end of the Licence Period 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 items not to be removed from the Property.

2.6.2 To hand over the keys to the Property on the last day of the Licence Period all items not to be removed from the Property.

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 Licensee or will be entitled to remove and dispose of them.

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 Licensee or will be entitled to remove and dispose of them.

2.7 **Licensor's costs**

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

3. THE LICENSOR'S OBLIGATIONS

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

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

3.3 To repair and maintain the sanitary apparatus in the Property for the supply of water gas and heating and hot water.

3.3 To repair and maintain the sanitary apparatus in the Property for the supply of water gas and heating and hot water.

© Simply-Docs - PROP.RES.SL.06 - Licence for Standard Home. 4

A

M

P

L

E

S

- 3.4 To provide heating water to the Property subject to the Licensee paying a fee
- 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 Licensee's obligations in this Agreement the Licensors may terminate the Licence. The Licensee's other rights and remedies of the Licence will remain unaffected.
- 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 than the Licence Period].

5. INTERPRETATION

- 5.1 Any obligation on the Licensee under this Agreement includes an obligation to ensure that the Licensee does not do an act or thing which causes another person to do such act or thing.
- 5.2 Whenever there is a joint obligation comprising the Licensor or the Licensee their obligations shall be joint and against all of them jointly and severally.
- 5.3 The Licence is intended to be enforceable by any Party to the Licence under the Contracts (Rights of Third Parties) Act 1999.
- 5.4 An obligation in this Licence which includes an obligation to pay Value Added Tax in respect of the Licence Fee.

SIGNED by
<<Name of Licensor >>
Licensor

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

A

M

P

L

E