

**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 <<Room description>> as specified in the inventory signed by the parties

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

**Licence Period:** A period of <<Licence period>> <<Licence period>> day of <<Licence period>> 20<<Licence period>>

**Term Times:** From the <<Term start date>> <<Term start date>> to the <<Term end date>> day of <<Term end date>> 20<<Term end date>> at <<Term start time>> to <<Term end time>>

From the <<Term start date>> <<Term start date>> to the <<Term end date>> day of <<Term end date>> 20<<Term end date>> at <<Term start time>> to <<Term end time>>

From the <<Term start date>> <<Term start date>> to the <<Term end date>> day of <<Term end date>> 20<<Term end date>> at <<Term start time>> to <<Term end time>>

**Licence Fee:** [£<<Licence fee>> per <<Licence fee>> in advance on the <<Licence fee>> day of <<Licence fee>> every month of the Licence Period which is inclusive of council tax [and the Licensor's cleaning costs] but exclusive of other

**OR**

[£<<Licence fee>> payable in advance on <<date>>, <<date>> a "Due Date") during the Licence Period which is inclusive of council tax [and the Licensor's cleaning costs] but exclusive of other

## 1. LICENCE

1.1 The Licensor permits the Licensee to use the Room for the Licence Period during Term Times 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 valid passport and is not subject to the provisions of the Immigration Act 2014 at all times during the Licence Period.

1.3 The Licensee (in the Room) is also permitted to use the kitchen and bathroom WC [situated at <<Location>>] during Term Times only) to use the kitchen and passages in the building 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 and other payments

- 2.1.1 To pay the Licence Fee on the Due Date without deduction or set off and to provide a receipt to the Licensee in writing by the Licensor.
- 2.1.2 If any Licence Fee is in arrears for 14 days after the date when it is demanded or becomes due (whether formally demanded or not) the Licensee shall pay interest at 3% above 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 Property including gas water (including sewerage) telephone and electricity during the Licence Period.
- 2.1.4 To pay the full cost of repair and replacement in respect of any television set in the Room.
- 2.1.5 If the Licensee has any television receiver video equipment cable or satellite equipment in the Room it shall return to the hirer at the end of the Licence Period.
- 2.1.6 To pay the full cost of replacing a key or security device to access the Room and to provide a receipt of written evidence of the costs incurred.

### 2.2 Repair and maintenance

- 2.2.1 To use the Room and its contents in a 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 to the Room (including the contents) caused by the Licensee or any other property owned by the Licensee or any other person set out in this Agreement;  
a) any damage caused by the negligence of the Licensee or any other person without the Licensee's permission.  
b) any damage caused by the Licensee's negligence or any other person without the Licensee's permission.
- 2.2.3 To keep the Room and its contents in good condition and in the same state as when it was handed over to the Licensee at the start of the Licence Period (fair wear and tear excepted).
- 2.2.4 Not to damage or destroy any wires conduit fittings or appliances within or outside the Room.
- 2.2.5 To replace any electrical fuses within the Room which become defective.
- 2.2.6 To give the Licensee written notice of any damage destruction loss or destruction of the Room or the contents howsoever caused as soon as possible after it occurs.
- 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 upholstery curtains and other articles set out in the Inventory to have the carpets in the Room

- cleaned to  
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- 2.2.8 To place all  
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- 2.3 **Access for Licensor**
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- 2.3.2 In cases of  
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- 2.3.3 During the  
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- 2.3.4 To allow the  
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- 2.4 **Use of the Room a**
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- 2.4.6 Not to use  
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- 2.4.8 Not to displa  
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- 2.4.9 Not to keep  
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- 2.4.10 Not to leave  
during Term
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- to ensure that rubbish is  
the local authority.
- Licensor to remove from the Room any  
ory otherwise than for necessary  
shall be given to the Licensor).
- with Licensor's written authority  
necessary appliances to enter the  
y to inspect its condition and state  
sary repairs provided the Licensor  
gard to the work to be undertaken)  
or obstruct any such persons.
- the Licensor or anyone with the  
n at any time and without notice.
- the 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  
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.
- Licensor 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  
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- ous or inflammable substance to  
t from those needed for general
- ement that is visible from outside
- nal or bird or domestic pet without  
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- or more than 21 consecutive days  
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- 2.4.12 To comply with any conditions affecting the Property which the Licensor shall draw to the Licensee's attention.
- 2.4.13 Not to part with possession 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" under 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.
- 2.4.17 To be responsible for any lock or security device to access the Room.
- 2.4.18 Not to make copies of keys to the Room nor to replace or add to the existing keys.
- 2.4.19 Not to alter the appearance structure exterior or interior of the Room or the placement of the fixtures furniture and effects belonging to the Licensor.
- 2.4.20 Not to alter the walls or damage the floors wiring pipes or electrical wiring and not to alter or extend any installation on the Property.
- 2.4.21 Not to erect on the Property any satellite dish or television aerial without the consent in writing of the Licensor.

## 2.5 Legal matters

- 2.5.1 Promptly on request to comply with such checks and provide such information as may be reasonably required by the Licensor or the relevant authorities in relation to the occupiers of the Room.
- 2.5.2 Where any assignment of the Licence is prohibited, the Licensee shall have a limited "right to rent" to provide to the Licensee a continued "right to rent" as is required from time to time.
- 2.5.3 To notify the Licensor of the immigration status of any adult occupier of the Room and to ensure 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 leave the Room clean and tidy so that it is ready for immediate re-occupation.
- 2.6.2 To hand over the keys to the Room on the last day of the Licence Period all belongings of the Licensee not have been removed from the Property by the end of the Licence Period, the Licensor shall take possession of the Room and the Licensee shall be entitled to remove and dispose of the belongings.

2.7 **Licensor's costs**

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

3. **THE LICENSOR'S OBLIGATIONS**

The Licensor agrees with the Licensee that:

3.1 To allow the Licensee to occupy the Property on the terms set out in this Agreement and to permit the Licensee to use the Property in accordance with the terms of this Agreement.

3.2 [Not to enter or re-enter the Property (save in case of emergency) without the prior written consent of the Licensee.]

3.3 To repair the structural elements of the Property including drains gutters and external pipes.

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

3.5 To provide heating to the Property subject to the Licensee paying a fair contribution towards the cost of the same.

3.6 [To have the common parts of the Property (but not the Room) cleaned on a weekly basis].

4. **TERMINATION**

4.1 If the Licence Fee is not paid when due or if there has been a substantial breach of the obligations in this Agreement the Licensor may terminate this Agreement. If the Licensor terminates this Agreement the Licensee will remain liable for the Licence Fee for the Licence Period.

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

5. **INTERPRETATION**

5.1 Any obligation on the Licensee to do an act or thing includes an obligation to ensure that another person to do such act or thing.

5.2 Whenever there is more than one Licensor or Licensee their obligations under this Agreement shall be joint and several against each of them.

5.3 The Licensor and Licensee agree that this Agreement should be enforceable by any court of competent jurisdiction (Rights of Third Parties) Act 1999.

5.4 An obligation in this Agreement to pay a sum of money includes an obligation to pay Value Added Tax in respect of that sum.

incurred by the Licensor to remedy any breach of this Agreement against the Licensee and to enforce the terms of this Agreement against the Licensee.

the Property on the terms set out in this Agreement and to permit the Licensee to use the Property in accordance with the terms of this Agreement.

Term Times (save in case of emergency) without the prior written consent of the Licensee.]

property including drains gutters and external pipes.

apparatus in the Property for the supply of water gas and electricity and heating and hot water.

water to the Property subject to the Licensee paying a fair contribution towards the cost of the same.

(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 this Agreement. If the Licensor terminates this Agreement the Licensee will remain liable for the Licence Fee for the Licence Period.

six months prior written notice at any time to end this Agreement. Such notice must not expire sooner than <<6>> months after the date of giving notice.]

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

comprising the Licensor or the Licensee their obligations under this Agreement shall be joint and several against all of them jointly and severally.

that this Agreement should be enforceable by any court of competent jurisdiction (Rights of Third Parties) Act 1999.

they includes an obligation to pay Value Added Tax in respect of that sum.

SIGNED by  
<<Name of Licenser >>  
Licenser

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

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