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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

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1. LICENCE

- 1.1 The Licensor permits the Licensee to use the Room for the Licence Period at 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 certificate under the Fire Safety Act 1961 at all times during the Licence Period.
- 1.3 The Licensee (in addition to the Licensor) is also responsible for the maintenance of the bathroom WC [sitting room] hall stairs and passages in accordance with any reasonable regulations made by the local authority.
- 1.4 This licence is personal to the Licensee and may not be transferred.

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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 receipt to the Licensee in writing by the Licensor.
- 2.1.2 If any Licence Fee or outgoings are not paid or agreement be in arrears for 14 days after the Due Date, the Licensee shall become due (whether formally demanded or not) to the Licensor interest at 3% above the Bank of England's base rate.
- 2.1.3 To pay a fair and reasonable amount (to be determined by the Licensor) of all charges in relation to the use of the Property during the Licence Period, including gas water (including sewerage) and electricity.

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2.1.4 To pay the t... Room. ... respect of any television set in the

2.1.5 If the Licens... equipment of... its return to the hirer at the end of the Licence

2.1.6 To pay the... device to ac... costs incurred... receipt of written evidence for the

2.2 **Repair and maintenance contents**

2.2.1 To use the R... and careful manner and not allow it to deteriorat... of the Room in good and clean condition (ex... ar).

2.2.2 To make g... Licensor's fi... Licensor thro... any other property owned by the

a) any b... set out in this Agreement;

b) any... negligence of the Licensee or any... Licensee's permission.

2.2.3 To keep the... condition as... and tear exc... Inventory clean and in the same of the Licence Period (fair wear

2.2.4 Not to dama... wires conduit fittings or appliances within or exc... erty.

2.2.5 To replace a... and electrical fuses within the Room which becom...

2.2.6 To give the... of any damage destruction loss or happening t... property or the contents howsoever caused as s... ention of the Licensee.

2.2.7 At the end... freshly laund... bedspreads... articles set... cleaned to... at least once in every twelve months thro... d.

2.2.8 Not without... of the items... repairs (in w... sor to remove from the Room any... erty 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 and... has given re... beforehand... or obstruct any such persons.

2.3.2 In cases of... Licensor's a... ne Licensor or anyone with the... n at any time and without notice.

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

2.3.4 To allow the Licensor or his agent to have access to inspect the Room by prior arrangement 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 on any business 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 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 Licensor's tenancy agreement or the Licensor has brought to the Licensee's attention.

2.4.6 Not to cause or allow to be collected in or around the Property any dangerous or inflammable substance to the extent that is necessary for those needed for general domestic use.

2.4.7 Not to display anything on the Property that is visible from outside the Property.

2.4.8 Not to keep any animal or bird or domestic pet without the Licensor's prior 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 notices affecting the Property which are served on the Licensee's attention.

2.4.12 Not to part with any part of 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 obligations required to satisfy the "right to rent" requirements 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 any lock or security device to access the Room.

2.4.17 Not to make any copies of keys to the Property nor to replace or add to the keys to the Property.

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2.4.18 Not to alter a
interior of the
effects belong

the appearance structure exterior or
element of the fixtures furniture and

2.4.19 Not to alter
wiring pipes
electrical wir

to the walls or damage the floors
safety and not to alter or extend any
installation on the Property.

2.4.20 Not to erect
television ae

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

2.5 **Legal matters**

2.5.1 Promptly on
provide such
certifying the

to comply with such checks and
reasonably required by the Licensor
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
clean and tidy so that it is ready

2.6.2 To hand over
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
Period, the Licensor shall take
Licensee 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

incurred by the Licensor to remedy
Licensee and to enforce the terms of this

3. **THE LICENSOR'S OBLIGATIONS**

The Licensor agrees with t

3.1 To allow the Licen
in this Agreement v
the terms of this Ag

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

3.2 To use reasonable
Licensor's tenancy a

the obligations of the landlord in the

3.3 To pay all bills relat
to the Property subj

ating lighting power and hot water
g a fair proportion of the cost.

3.4 [To have the comm
weekly basis].

(but not the Room) cleaned on a

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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 Agreement. The Licensor will remain liable for the Licence Fee.

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

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 Licence Period.]

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5. INTERPRETATION

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

Any obligation on 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 more than one Licensee comprising the Licensee their obligations shall be joint and several against all of them jointly and severally.

Whenever there is more than one Licensee comprising the Licensee or the Licensor their obligations shall be joint and several against all of them jointly and severally.

5.3 The Licensee and the Licensor shall be bound by any law that is enforceable by any court of law (Rights of Third Parties) Act 1999.

The Licensee and the Licensor shall be bound by any law that this Agreement should be enforceable by any court of law (Rights of Third Parties) Act 1999.

5.4 An obligation in this Agreement to pay Value Added Tax includes an obligation to pay the tax to the relevant tax authority.

An obligation in this Agreement to pay Value Added Tax includes an obligation to pay the tax to the relevant tax authority.

SIGNED by
<<Name of Licensor >>
Licensor

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

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