AGREEMENT dated the << >>

Licensor: <<Licensor

Licensee: <<Licensee

Room: The room

together witl by the partie

Property: The <<hous

<<Address>
<<Address>
<<Address>

Start Date: <<Day and

End Date: <<Day and

Licence Period: From <<Tim

on the End [

Licence Fee: £<< >>

Deposit: << >>% of

[Security Deposit: £<< >>]

Additional Services: << Insert op

hire>>

1. LICENCE

The Licensor permit the Licence Fee.

1.2 The Licensee (in Property) is also er stairs and passag regulations made by

- 1.3 The Licensee may leading to the Prope
- 1.4 This licence is person

2. LICENCE FEE AND BOOK

- 2.1 The Licensee must the signing of this A
- 2.2 The Licensee must least <<insert numb

's address>>

e's address>>

second>> floor of the Property s specified in the inventory signed

tart Date to <<Time>> [a.m.][p.m.]

e.g. internet access, meals, bike

e Room for the Licence Period at

nsor and other occupiers of the bathroom WC [sitting room] hall accordance with any reasonable

corridors staircase and lift (if any)

may not be transferred.

icensor or the Licensor's agent on

icence Fee due to the Licensor at eks before the Start Date.

1



3. [SECURITY DEPOSIT

- 3.1 The Licensee must date on which the b
- 3.2 The Security Depose of remedying any deposition of the Security Deposit
- 3.3 The Security Depose after the End Date damage.]

4. CANCELLATION

- 4.1 If the Licensee term <<insert number of shall be entitled to but the Licensor will
- 4.2 If the Licensee term of weeks as above.
 - 4.2.1 Termination retains <<in refund all other retains are refunded as a second refund as a second retains a second retains
 - 4.2.2 Termination retains <<in refund all other retains are refunded as a second refunded as refunded
 - 4.2.3 Termination retains <<in refund all other retains are refunded as a second refunded as a second refunded as a second refunded as a second refunded ref
 - 4.2.4 Termination retains <<instructure refund all other refundations are refundation and refundation all other refundations are refundations are refundations.
- 4.3 If the Licensee has date specified in Cl the Agreement und

5. THE LICENSEE'S COVEN

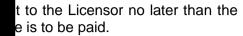
The Licensee agrees with t

5.1 Payments to the L

5.1.1 To pay all of Services in a

5.2 Maintenance of the

5.2.1 To use the Room in goo



ensor and applied against the cost used by the Licensee.

Licensee not more than 14 days de for the cost of remedying any

e. cancels the booking) more than pefore the Start Date the Licensor nt, e.g. £100>> administration fee lid by the Licensee.

/ giving less than <<insert number ne following provisions will apply:

m the Start Date – the Licensor >>% of the Licence Fee and will nsee;

m the Start Date – the Licensor >>% of the Licence Fee and will ensee:

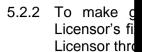
m the Start Date – the Licensor >>% of the Licence Fee and will ensee:

m the Start Date – the Licensor 0>>% of the Licence Fee and will the Licensee.

ee [and Security Deposit] by the ill be deemed to have terminated

Licensee's use of any Additional nsor's prevailing tariff.

d careful manner and to keep the



- a) any b
- b) any perso
- 5.2.3 To keep the condition as and tear except same sort are at the option
- 5.2.4 To give the happening to caused as se

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

set out in this Agreement;

gligence of the Licensee or any e Licensee's permission.

Inventory clean and in the same of the Licence Period (fair wear od or replace with articles of the lay be lost broken or destroyed (or impensation to the Licensor).

of any damage destruction loss or perty or the contents howsoever ention of the Licensee.

5.3 Access for License

- 5.3.1 In cases of Licensor's a
- 5.3.2 [To allow the prior arrang Licence Peri

ne Licensor or anyone with the n at any time and without notice.

ent access to inspect the Room by monthly] intervals throughout the

5.4 Use of the Room a

- 5.4.1 To use the f for a maxim only.
- 5.4.2 Not to do a cause dama tenants or of
- 5.4.3 Not to use the
- 5.4.4 [Not to bring

OR

[Not to bring behaved dog

OR

- 5.4.5 [Not to bring the Licensor by the Licen
- 5.4.6 Not to smok

s short-stay living accommodation number of occupants>> people

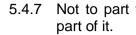
which may be a nuisance to or Licensor or other guests or to the property.

or immoral purposes.

Property.]

nal or pet other than a single well

imal or pet without first obtaining ubject to any conditions imposed



- 5.4.8 Not to permi
- 5.4.9 Not to alter a interior of th effects belor
- 5.4.10 To comply relating to th

5.5 End of the licence

5.5.1 At the end of from the Profor immediate

6. THE LICENSOR'S OBLIG

The Licensor agrees with the

- 6.1 To allow the Licens in this Agreement v the terms of this Ag
- 6.2 To keep the Proper apparatus in the P sanitary apparatus
- 6.3 To provide heating
- 6.4 To provide adequat
- 6.5 If requested by the availability and subj

7. TERMINATION

7.1 If the Licence Fee is breach of any of the may terminate this remain in force.

8. INTERPRETATION

- 8.1 Any obligation on t includes an obligati thing.
- 8.2 Whenever there is Licensee their oblicagainst each of there
- 8.3 The Licensor and enforceable by any Parties) Act 1999.

e occupation of the Room or any

ne Room as a lodger.

e appearance structure exterior or ement of the fixtures furniture and

gulations made by the Licensor ne Property.

emove the Licensee's belongings makes and tidy so that it is ready

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

d to maintain in working order the water gas and electricity and all nd hot water systems.

ter to the Property.

r the Room.

ne Additional Services subject to ng for them in accordance with the

or if there has been a substantial s in this Agreement the Licensor and remedies of the Licensor will

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

8.4 An obligation in thi Value Added Tax in

ney includes an obligation to pay

SIGNED by <<Name of Licensor >> Licensor

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

