

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 <<other rooms>> as specified in the inventory signed by the parties

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

Start Date: <<Day and month>>

End Date: <<Day and month>>

Licence Period: From <<Time>> on the Start Date to <<Time>> [a.m.][p.m.] on the End Date

Licence Fee: £<< >>

Deposit: << >>% of the Licence Fee

[Security Deposit: £<< >>]

Additional Services: <<Insert optional services e.g. internet access, meals, bike hire>>

1. LICENCE

- 1.1 The Licensor permits the Licensee to use the Room for the Licence Period at the Licence Fee.
- 1.2 The Licensee (in company with the Licensor and other occupiers of the Property) is also entitled to use the bathroom WC [sitting room] hall stairs and passages in accordance with any reasonable regulations made by the Licensor.
- 1.3 The Licensee may use the corridors staircase and lift (if any) leading to the Property.
- 1.4 This licence is personal and may not be transferred.

2. LICENCE FEE AND BOOKING

- 2.1 The Licensee must pay the Licence Fee to the Licensor or the Licensor's agent on the signing of this Agreement.
- 2.2 The Licensee must pay the Licence Fee due to the Licensor at least <<insert number>> weeks before the Start Date.

3. [SECURITY DEPOSIT

- 3.1 The Licensee must pay the Security Deposit to the Licenser no later than the date on which the booking is to be paid.
- 3.2 The Security Deposit shall be held by the Licenser and applied against the cost of remedying any damage caused by the Licensee.
- 3.3 The Security Deposit shall be returned to the Licensee not more than 14 days after the End Date of the booking, less any amount due for the cost of remedying any damage.]

4. CANCELLATION

- 4.1 If the Licensee terminates the booking (e.g. cancels the booking) more than <<insert number of weeks>> before the Start Date the Licenser shall be entitled to a cancellation fee of <<insert amount, e.g. £100>> administration fee but the Licenser will refund the Security Deposit paid by the Licensee.
- 4.2 If the Licensee terminates the booking by giving less than <<insert number of weeks>> before the Start Date the following provisions will apply:
- 4.2.1 Termination of the booking less than <<insert number of weeks>> before the Start Date – the Licenser retains <<insert percentage>>% of the Licence Fee and will refund all other amounts paid by the Licensee;
- 4.2.2 Termination of the booking less than <<insert number of weeks>> before the Start Date – the Licenser retains <<insert percentage>>% of the Licence Fee and will refund all other amounts paid by the Licensee;
- 4.2.3 Termination of the booking less than <<insert number of weeks>> before the Start Date – the Licenser retains <<insert percentage>>% of the Licence Fee and will refund all other amounts paid by the Licensee;
- 4.2.4 Termination of the booking less than <<insert number of weeks>> before the Start Date – the Licenser retains <<insert percentage>>% of the Licence Fee and will refund all other amounts paid by the Licensee.
- 4.3 If the Licensee has not paid the full Licence Fee [and Security Deposit] by the date specified in Clause 4.1, the Licensee will be deemed to have terminated the booking.

5. THE LICENSEE'S COVENANTS

The Licensee agrees with the Licenser that:

5.1 Payments to the Licenser

- 5.1.1 To pay all charges for the Licensee's use of any Additional Services in accordance with the Licenser's prevailing tariff.

5.2 Maintenance of the Room

- 5.2.1 To use the Room in a careful manner and to keep the Room in good order.

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5.4.7 Not to part with possession of the Room or any part of it.

5.4.8 Not to permit anyone to occupy the Room as a lodger.

5.4.9 Not to alter or damage the appearance structure exterior or interior of the Room or the equipment of the fixtures furniture and effects belonging to the Lessor.

5.4.10 To comply with the regulations made by the Licensor relating to the use of the Property.

5.5 End of the licence

5.5.1 At the end of the licence the Licensee shall remove the Licensee's belongings from the Property and leave it clean and tidy so that it is ready for immediate re-occupation.

6. THE LICENSOR'S OBLIGATIONS

The Licensor agrees with the Licensee that:

6.1 To allow the Licensee to occupy the Property on the terms set out in this Agreement and subject to the Licensee complying with the terms of this Agreement.

6.2 To keep the Property in good repair and to maintain in working order the apparatus in the Property including the water gas and electricity and all sanitary apparatus and hot water systems.

6.3 To provide heating to the Property.

6.4 To provide adequate ventilation for the Room.

6.5 If requested by the Licensee to provide Additional Services subject to the availability and subject to the Licensee paying for them in accordance with the Licensor's prevailing rates.

7. TERMINATION

7.1 If the Licence Fee is not paid or if there has been a substantial breach of any of the terms of this Agreement the Licensor may terminate this Agreement and remedies of the Licensor will remain in force.

8. INTERPRETATION

8.1 Any obligation on the Licensee under this Agreement not to do an act or thing includes an obligation not to cause another person to do such act or thing.

8.2 Whenever there is more than one person comprising the Licensor or the Licensee their obligations under this Agreement shall be against all of them jointly and severally.

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

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8.4 An obligation in this Agreement includes an obligation to pay Value Added Tax in

SIGNED by
<<Name of Licenser >>
Licenser

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

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