**AGREEMENT** dated the (xxxx) day of (xxxx) 20(xx)

**Licensor:** (Licensors Name) of (Licensors Address)

**Licensee:** (Licensee Name) of (Licensee,s Address)

**Room:** The Room on the (Ground/first/second) floor of the Property, together with the furniture and effects specified in the Inventory signed by the parties (“**Inventory**”).

**Property:** The (House/Flat) at:

 ( Address )

 (Address )

 (Postcode)

**Licence Period:** A period of ( xxxx) months from the (xxxx) day of (xxxx) 20 (xx)

**Licence Fee:** £ (xxxx) per calendar month payable in advance on the (xxxx) day of every month (“Due Date”) during the Licence Period, which is inclusive of council tax [and the Licensor’s cleaning costs] but exclusive of other outgoings.

1. LICENCE
	* 1. The Licensor permits the Licensee to use the Room for the Licence Period at the Licence Fee.
		2. It is a condition of this licence that the Licensee and any other occupier of the Room maintains a “right to rent” as defined by the Immigration Act 2014 at all times during the Licence Period.
		3. The Licensee (in common with the Licensor and other occupiers of the Property) is also entitled to use the kitchen, bathroom, WC [sitting room], hall, stairs and passages in the building under any reasonable regulations made by the Licensor.
		4. This licence is personal to the Licensee and may not be transferred.
2. THE LICENSEE’S COVENANTS

The Licensee agrees with the Licensor:

* + 1. **Licence Fee and other payments**
			- 1. To pay the Licence Fee in advance on the Due Date without deduction or set off and by the method specified to the Licensee in writing by the Licensor.
				2. If any Licence Fee shall, without prior Agreement, be in arrears for 14 days after the same shall become due (formally demanded or not), to pay to the Licensor interest at 3% above the Bank of England’s base rate.
				3. To pay a fair proportion (as notified by the Licensor) of all charges in relation to the supply of electricity, gas, water (including sewerage), telephone and cable services to the Property during the Licence Period.
				4. To pay the television licence fee for any television set in the Room.
				5. If the Licensee has hired any television, receiver, video equipment, cable equipment or similar, to arrange for its return to the hirer at the end of the Licence Period.
				6. To pay the Licensor’s reasonable costs of replacing a key or security device to access the Room upon receipt of written evidence for the costs incurred by the Licensor.
		2. **Repair and maintenance of the Room and contents**
			- 1. Use the Room reasonably and carefully, do not allow it to deteriorate, and keep the interior of the Room in good and clean condition (except for fair wear and tear).
				2. To make good all damage caused to the Room (including the Licensor’s fixtures and fittings) or any other property owned by the Licensor through:

any breach of the obligations set out in this Agreement;

any improper use by or negligence of the Licensee or any person at the Property with the Licensee’s permission.

* + - * 1. To keep the items specified in the Inventory clean and in the same condition as at the commencement of the Licence Period (fair wear and tear excepted).
				2. Not to damage or obstruct the pipes, wires, conduit fittings or appliances within or exclusively serving the Property.
				3. To replace all light bulbs, batteries and electrical fuses within the Room that have become defective.
				4. To keep all fire doors (if any) at the Property closed at all times and to report any faults or problems with the fire doors or the door closers to the Licensor as soon as possible.
				5. To give the Licensor written notice of any damage, destruction, loss or happening to the Room or the Property or the contents, howsoever caused, as soon as it comes to the attention of the Licensee.
				6. At the end of the Licence Period, ensure that all linen (if any) is freshly laundered and cleaned to a professional standard, all bedspreads, blankets, duvets, carpets, upholstery, curtains and other articles set out in the Inventory and have the carpets in the Room cleaned to a professional standard at least once in every twelve months throughout the Licence Period.
				7. Not without the consent of the Licensor to remove from the Room any of the items specified in the Inventory other than for necessary repairs (in which case written notice shall be given to the Licensor).
		1. **Access for Licensor**
			- 1. To allow the Licensor or anyone with the Licensor’s written authority, together with any workmen and necessary appliances, to enter the Room at reasonable times of the day to inspect its condition and state of repair and to carry out any necessary repairs provided the Licensor has given reasonable notice (concerning the work to be undertaken) beforehand and not to interfere with or obstruct any such persons.
				2. In cases of emergency, allow the Licensor or anyone with the Licensor’s authority to enter the Room at any time and without notice.
				3. During the last 60 days of the Licence Period, allow the Licensor and/or their agent to enter and view the Room with prospective tenants or occupiers at reasonable times and subject to reasonable notice (usually 24 hours).
				4. To allow the Licensor or their agent access to inspect the Room by prior arrangement at monthly intervals throughout the Licence Period.
		2. **Use of the Room and the Property**
			- 1. To use the Room and the Property for residential purposes only and not to carry on any profession, trade or business at the Property.
				2. Not to do anything on the Property which may be a nuisance to or cause damage or annoyance to the Licensor or the tenants or occupiers of any adjoining property.
				3. Not to play any musical instrument, television or radio set or sound reproduction equipment between 11 pm and 7 am.
				4. Not to use the Property for any illegal or immoral purposes.
				5. Not to use the Property in a way that contravenes a restriction in the Licensor’s tenancy agreement, which the Licensor has brought to the Licensee’s attention.
				6. Not to cause or permit any dangerous or inflammable substance to collect in or on the Property apart from those needed for general domestic use.
				7. Do not bring into the Property any soft furnishings, fixtures, fittings, or effects that do not comply with fire safety laws and regulations.
				8. Not to misuse or tamper with any fire prevention and control equipment (or other health and safety equipment) provided at or in the Property.
				9. Not to display any visible notice or advertisement from outside the Property.
				10. Not to keep any animal, bird, or domestic pet on the Property without obtaining the Licensor’s written consent.
				11. Not to leave the Room unoccupied for more than 21 consecutive days without giving notice to the Licensor.
				12. Not to smoke at the Property.
				13. To comply with any planning conditions affecting the Property which the Licensor has brought to the Licensee’s attention.
				14. Not to part with possession or share occupation of the Room or any part of it.
				15. Not to permit any person to occupy the Room as a lodger.
				16. To carry out any checks required to satisfy the “right to rent” requirements under the Immigration Act 2014 concerning any sub-letting or licence the Licensee grants, whether authorised by the Licensor or not.
				17. Not to do any act or thing which may make void or voidable any policy of insurance on the Property or the contents.
				18. To be responsible for the keys or security device to access the Property.
				19. Not to make or have made any duplicate keys to the Property nor to replace or add any new locks to the Property.
				20. Not to alter, add to or interfere with the appearance, structure, exterior or interior of the Property or the arrangement of the fixtures, furniture and effects belonging to the Licensor.
				21. Do not alter, injure or affix anything to the walls or damage the floors, wiring, pipes, or drains of the Property, and do not alter or extend any electrical wiring, plumbing, or gas installation on the Property.
				22. Not to erect or place in or affix to the Property any satellite dish or television aerial without the prior consent in writing of the Licensor.
		3. **Legal matters**
	1. Promptly, on request by the Licensor, to comply with such checks and provide such documents as are reasonably required by the Licensor, certifying the “right to rent” of all adult occupiers of the Room.
	2. Where any adult occupier has a time-limited “right to rent”, to provide to the Licensor such proof of their continued “right to rent” as is reasonably required by the Licensor from time to time.
	3. To notify the Licensor promptly if the immigration status of any adult occupier of the Room changes such that the “right to rent” is lost.
		1. **End of the licence**
			+ 1. At the end of the Licence Period, 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. To hand over to the Licensor on the last day of the Licence Period all keys to the Property.
				3. Suppose the Licensee’s belongings shall not have been removed from the Property at the end of the Licence Period. In that case, the Licensor shall take reasonable steps to contact the Licensee to notify them. If, within **[**14**]** days from the end of the Licence Period, the Licensee’s belongings have not been collected, the Licensor will be entitled to remove and dispose of the goods.
		2. **Licensor’s costs**

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

1. THE LICENSOR’S OBLIGATIONS

The Licensor agrees with the Licensee:

* + 1. To allow the Licensee to use the Room and the Property on the terms set out in this Agreement without interference, subject to the Licensee complying with the terms of this Agreement.
		2. To use reasonable endeavours to enforce the landlord's obligations in the Licensor’s tenancy agreement.
		3. To pay all bills relating to the provision of heating, lighting, power and hot water to the Property, subject to the Licensee paying a fair proportion of the cost.
		4. [To have the common parts of the Property (but not the Room) cleaned on a weekly basis].
1. TERMINATION
	* 1. If the Licence Fee is at least 21 days overdue, or if there has been a substantial breach of any of the Licensee’s obligations in this Agreement, the Licensor may terminate this licence. The other rights and remedies of the Licensor will remain in force.
		2. [Either Party may give not less than (xx) months prior written notice at any time to end this Agreement, provided that such notice must not expire sooner than (xx) months from the start of the Licence Period.]
2. INTERPRETATION
	* 1. Any obligation on the Licensee in this Agreement not to do an act or thing includes an obligation not to permit or suffer another person to do such act or thing.
		2. Whenever there is more than one person comprising the Licensor or the Licensee, their obligations may be enforced jointly and individually against all of them.
		3. The Licensor and Licensee do not intend this Agreement to be enforceable by any person solely under the Contracts (Rights of Third Parties) Act 1999.
		4. An obligation in this Agreement to pay money includes an obligation to pay Value Added Tax for that payment.

SIGNED by

 (Name of Licensor)

Licensor

SIGNED by

(Name of Licensee(s) )

Licensee(s)