

HOUSE OR FLAT SHARE

LICENSED ROOM MODEL)

THIS LICENCE AGREEMENT DOES NOT
AGREEMENT THE LICENSEE UNDERSTANDS
NOT INTENDED TO GIVE A PROTECTED

SIGNING THIS LICENCE
THE AGREEMENT DOES NOT AND IS
DURING ACTS.

THIS LICENCE AGREEMENT is made the _____

BETWEEN the persons listed below, whose

To be known together as "the **Sharers**"

IT IS AGREED as follows:

1. User Definitions

"the **Premises**" means

"the **Room**" means

"the **Shared Facilities**" means the parts of the
Resident Landlord.

"the **Contents**" means the fixtures and fittings
in Schedule 3

"the **Minimum Term**" of this Agreement shall
noon on _____

"the **Rent**" means £ _____ (_____

"the **Deposit**" means the equivalent of one month's

"The **Licence Agreement**" means this document

2. Licence Agreement

2.1 The Resident Landlord agrees to let and
Facilities, for at least the Minimum Term and

3. Deposit

3.1 The Deposit is payable on the signing of

3.2 The Licensee pays the Deposit as security
Resident Landlord for any breach of those of

3.3 The Deposit may not be used by the Licensee

3.4 The Deposit shall be returned to the Licensee
breakage or other dilapidation caused by the

3.5 No interest is payable upon the Deposit.

4. Term

4.1 The Sharers may unanimously agree in writing
to time as they may both agree, provided that
notice to the other.

d")

the Licensee has shared access with the

ets, curtains and the other effects listed

_____ , and terminating at

_____ pounds)

the Contents, together with the Shared
by both parties in writing.

gations and to compensate the

t of the Rent.

ement provided there is no damage

the Agreement and thereafter from time
agreement on giving thirty days' written

5. Rent

- 5.1 The Rent for the first month shall be paid
- 5.2 After the first month the Rent is payable
- 5.3 The Rent shall include water, sewerage,
- 5.4 In the event that the Rent is not paid with shall be terminated. The Licensee in default the Premises.
- 5.5 The Resident Landlord may increase the written notice prior to a Rent payment day sp may give the Resident Landlord not less than Agreement from that day.

6. Licensee's Obligations

- 6.1 The Licensee agrees with the Resident L

Rent and Costs

- 6.1.1 To pay the Rent on the day and in the
- 6.1.2 To pay promptly any agreed cost of us which are not included in the Rent as stated
- 6.1.3 To pay all fees, expenses and costs (in preparing and serving a notice or schedule o contained herein.
- 6.1.4 To immediately pay to the Resident La furniture or effects lost damaged soiled or de excepted)

Care of the Room

- 6.1.5 To take reasonable care of the Room a any alteration or addition to the Room
- 6.1.6 To keep the Room and Contents in good
- 6.1.7 Not to remove or permit to be removed Landlord from the Premises.
- 6.1.8 Not to glue, stick or otherwise fix anyth Landlord's written consent.
- 6.1.9 Not to keep any animals or birds in the be revocable at will by the Resident landlord

Behaviour

- 6.1.10 To obey the House Rules in Schedule
- 6.1.11 Not to do or permit or suffer to be don cause damage or annoyance to the Resident
- 6.1.12 Not to use the room for any illegal or i
- 6.1.13 May have casual visitors, not exceedi overnight without the Resident Landlords writ
- 6.1.14 Not to cook in the room or play or use before 0800 hours or after 2300 hours which in the circumstances and shall not annoy or
- 6.1.15 Not to smoke in the room or any part
- 6.1.16 Not to use the address of the house in
- 6.1.17 To provide bed linen and towels for hi
- 6.1.18 Not to assign, sublet, or part with poss permission of the Resident Landlord;
- 6.1.19 To use his best endeavours amicably and not to interfere with or obstruct such sha

Security and Insurance

- 6.1.20 Not to alter, change or install any lock keys made for any locks, without the prior wr
- 6.1.21 Ensure at all times that the windows a secured and closed before dusk.
- 6.1.22 To insure against fire, theft or loss (hc The Licensee shall produce written proof of s

At Termination of this Licence Agreement

- 6.1.23 To yield up the room and contents at condition as they shall be at the commencem

out in Schedule 5.

ouncil tax.

ended or not, this Licence Agreement summary ejection from the Room and

the Licensee at least fourteen days' not agree to the amount specified, he y day, terminating the Licence

mile, computer, or any other outgoings

rrred by the Resident Landlord in covenants on the part of the Licensee

placement of any Contents or other ss of water and fair wear and tear

e Premises or the Room, or to make

r effects belonging to the Resident

of the room without the Resident

n consent; such consent, if granted, to

or thing which may be a nuisance, or

ours, but such visitor(s) shall not stay

other means of reproducing sound, es the level of noise shall be reasonable ily, friends or other guests.

live in the room except with the written

ed Facilities with the Resident Landlord

m or property or to have any additional

y secured and that all garden gates are

the Licensee brought into the room. ident Landlord and her insurers.

e licence in the same clean state or

6.1.24 To make good or pay for cleaning repairs destroyed by the neglect or default of the Licensee

that have been lost damaged soiled or

6.1.25 To pay for the laundering of all linen in the Room

6.1.26 At the determination of the Licence, to

Room and house.

7. The Resident Landlord's Obligations

7.1 The Resident Landlord agrees with the Licensee

Quiet Enjoyment

7.1.1 Provided the Licensee pays the Rent and the Licensee to have quiet enjoyment of the Room

Resident Landlord shall permit the

7.1.2 Subject to (a) above the Resident Landlord shall provide the Room with a roof void, the immersion heater and to inspect

enter the Room to have access to the

Keys

7.1.3 The Resident Landlord shall provide the Licensee with

Equipment

7.1.4 The Licensee shall be entitled to reasonable use of vacuum cleaner and television at times convenient to the Resident Landlord

vacuum cleaner and television at times

Parking

7.1.5 The Licensee is entitled to park one motor car

way.

8. Termination

8.1 If at any time the Resident Landlord requires to sell the house with vacant possession; or has decided either to sell the house or so that it can be occupied by the Resident Landlord may terminate this Licence in writing, expiring at any time.

any member of her family; or wishes to terminate this Licence requires vacant possession of the Room by the Resident Landlord's will or upon intestacy, then the Licensee shall give not less than one calendar month's notice

8.2 If at any time the Licensee wishes to terminate this Licence she shall give the Resident Landlord not less than one calendar month's notice in writing expiring at the end of a calendar month.

by the Resident Landlord not less than

8.3 The licence to reside will terminate automatically if the Licensee ceases himself personally to reside in the Room.

ceases himself personally to reside in the

8.4 The licence to reside will terminate automatically if the Licensee ceases to make the weekly payments provided for in clause * of this Licence.

weekly payments provided for in clause *

9. Assignment

9.1 The licence to reside in the Room which is granted by this Licence is not assignable.

Agreement is personal to the Licensee, is

10. Notices

10.1 Any notices required under this Licence shall be given to the Resident Landlord

the other Sharer must be in writing.

10.2 Such notices should either be served personally or by first class post to their addresses as set out in Schedule 1.

by first class post to their addresses as

11. Interpretation

11.1 Unless the context otherwise requires the words denoting any one gender shall include all genders and shall include bodies corporate, unincorporated associations and partnerships.

the plural and vice versa and words shall include bodies corporate, unincorporated

11.2 Unless the context otherwise requires the words of a clause, sub-clause or schedule (as the case may be) of or to this Agreement shall be construed as referring to that clause, sub-clause or schedule.

schedule is to a clause, sub-clause or

11.3 Headings are inserted for convenience only and shall not affect the interpretation of this Agreement.

interpretation of this Agreement.

12. Law and Jurisdiction

12.1 This Agreement shall be governed by the law of England and Wales and each Sharer expressly agrees to submit to the exclusive jurisdiction of the courts of England and Wales.

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