

# Lodger agreement

## 1. Parties

The Landlord's full name: \_\_\_\_\_

Landlord's address: \_\_\_\_\_

Landlord's tel. No: \_\_\_\_\_

The Lodger's full name: \_\_\_\_\_

The Lodger's tel. No: \_\_\_\_\_

## 2. Accommodation

Lodger's accommodation: First bedroom with hazel wall

Shared areas: Rest of property, minus second bedroom with blue wall

## 3. Start date and duration

The occupancy agreement will start on: \_\_\_\_\_

The occupancy agreement will end on: \_\_\_\_\_

## 4. Rent

The rent is **£X** per calendar month paid monthly in advance. The first payment will be paid on the start date and the subsequent payments will be paid on the same date of each calendar month thereafter. Should the Lodger fail to pay the rent the Landlord may serve upon them a notice for payment/removal or apply to court for payment/removal.

## 5. Council tax and utilities

Council tax and utilities are included in the monthly rent.

## 6. Deposit

On or before the start date a deposit of **£1,000** will be paid by the Lodger to the Landlord. The Landlord will be entitled at the end of the occupancy agreement to deduct from the deposit any sums due by the Lodger to cover the cost of repairing or replacing any broken, damaged or lost items and the expense of making good any failure by the Lodger to fulfil any other conditions of the occupancy agreement. The deposit or remainder of the deposit will be refunded to the Lodger within 14 days, or as soon as possible after the termination of the occupancy agreement. A list of deductions from the deposit will be attached where deductions have been made, notwithstanding fair wear and tear.

## 7. Duty to take reasonable care of the property

The Lodger agrees to take reasonable care of the property and the common areas by keeping their room clean and tidy and taking reasonable steps to avoid causing damage to the property. The Lodger accepts liability for any damage caused to the Landlord's property by them and will bear the costs of any repairs necessary as a result of such damage.

## 8. Respect for others

The Lodger must not: act in an antisocial manner towards the Landlord or any visitor to the property; make excessive noise; allow any visitors to act in an antisocial manner; leave rubbish in inappropriate places; use the property for illegal purposes.

## 9. Pets

The Lodger agrees to not keep any pets without obtaining the prior written consent of the Landlord.

## 10. Insurance

It is the Lodger's responsibility to insure their personal affect.

## 11. Guests & overnight guests

The Lodger agrees that they must not invite any guests to the property without prior approval from the Landlord. The Lodger also agrees that no guests of the Lodger are permitted to stay overnight.

## 12. Drugs & smoking

The Lodger must not bring illegal substances into the property. Due to leasehold/building regulations, smoking is prohibited both inside and outside (on the balcony) of the property.

## 13. Breach of contract

In the instance where any points of the contract are breached, The Lodger may be evicted from the property by The Landlord, giving no less than **24 hours** written notice.

## 14. Ending the Lodger agreement

The Lodger agreement may be ended at any time, with no particular reason by either party, giving no less than **30 days** written notice.

Lodger's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Lodger's full name: \_\_\_\_\_

Landlord's signature: \_\_\_\_\_ Date: \_\_\_\_\_

Landlord's full name: \_\_\_\_\_