

# Lodger Agreement

**The Landlord's Full Name:** Farhad Babae Ghasemabadi

**Landlord's Address:** 20 Inkerman Close, BS7 0XU

**Landlord's Telephone Number:** 079 280 542 96

**The Lodger's Full Name:** Nathanail Georgiou, 07464865895, 00357 99830757

## 1. Accommodation

- **Shared Areas:** The Lodger shall have access to the following shared areas of the property: lounge, bathroom, kitchen, hallway, and garage.
- **Exclusive Accommodation:** The Lodger shall have exclusive use of one bedroom within the property.

## 2. Start Date and Duration

The occupancy agreement shall commence on: September 29, 2024. ("The Commencement Date"). The initial term of this agreement shall extend until the 30th of November 2024 (inclusive). Thereafter, the agreement shall continue on a monthly rolling basis until terminated by either party as per the conditions set out in Section 13.

## 3. Rent

The rent shall be £800 per calendar month, inclusive of all utility bills (electricity, water, gas, council tax, internet). The rent is payable monthly in advance. The first payment shall be due on the Commencement Date, with subsequent payments to be made on the same date each month thereafter.

It is agreed that the Lodger shall be absent from the property from Tuesday, 22nd October until Sunday of the same week. In light of this, it has been agreed that the rent for October shall be calculated as follows:

$$\text{First Rent: } 800/31 \times 26 = \frac{800 \times 26}{31} = 670.97$$

The rent for October will therefore amount to £670.97, covering 26 days in total (24 days in October and 2 days in September).

## **4. Council Tax and Utilities**

Council tax and utility charges (electricity, water, gas, internet) are included in the monthly rent. In the event of non-payment of rent, the Landlord reserves the right to serve notice demanding payment or seek removal of the Lodger via the appropriate legal channels.

## **5. Deposit**

A deposit of £600 shall be paid by the Lodger to the Landlord on or before the Commencement Date. The Landlord shall provide the Lodger with a receipt for the deposit. The deposit shall be returned at the end of the occupancy agreement, subject to any deductions for damages, unpaid rent, or failure to comply with the terms of the agreement. The Landlord shall provide a detailed breakdown of any deductions, along with receipts where applicable, and return any remaining deposit within 14 days of the agreement's termination.

## **6. Inventory**

The Lodger agrees that the signed inventory is an accurate representation of the contents of the property at the start of the agreement. The Lodger has 7 days from the Commencement Date to verify the inventory and notify the Landlord of any discrepancies. Any damage to items listed in the inventory, other than fair wear and tear, will be deducted from the Lodger's deposit.

## **7. Insurance**

The Lodger is responsible for insuring their own personal belongings.

## **8. Duty to Maintain the Property**

The Lodger agrees to take reasonable care of the property and common areas, keeping their room clean and tidy, and taking appropriate steps to avoid damage to the property and its contents. The Lodger shall bear the cost of any repairs necessitated by damage caused through their actions or negligence.

## **9. Visitors**

The Lodger agrees that they shall have visitors on the premises for a maximum of 4 days per calendar month. Unless discussed otherwise.

## 10. Respect for Others

The Lodger agrees not to:

- Engage in any antisocial behaviour towards the Landlord or visitors to the property;
- Cause excessive noise that may disturb others;
- Permit visitors to behave in an antisocial manner;
- Leave rubbish in inappropriate locations within the property;
- Use the property for any unlawful purposes.

## 11. Pets

The Lodger agrees not to keep any pets within the property without prior written consent from the Landlord.

## 12. Access to the Lodger's Room

The Landlord agrees not to enter the Lodger's room without prior consent, providing at least 24 hours' notice, except in cases of emergency.

## 13. Condition of the Property

The Landlord agrees to ensure that the property is maintained in a condition reasonably fit for human habitation.


## 14. Termination of the Agreement

This agreement may be terminated by either party by providing not less than 28 days' written notice.

Lodger's Signature:  \_\_\_\_\_  
09 / 2024

Date: 29 /

Lodger's Full Name: Nathanail Georgiou

Landlord's Signature:  \_\_\_\_\_  
09 / 2024

Date: 29 /

Landlord's Full Name: Farhad Babae Ghasemabadi


## 15. Inventory

Inventory for: 20 Inkerman Close, BS7 0XU

- **Hallway:** good
- **Lodger's Bedroom:** good, except the chest of drawers in a slightly broken.  
Bed and wardrobe are in a good condition.
- **Bathroom:** good
- **Kitchen:** good
- **Sitting Room:** good
- **Garage:** good

Lodger's Signature:   
09 / 2024

Date: 29 /

Landlord's Signature:   
09 / 2024

Date: 29 /