

LODGER AGREEMENT

Excluded licence agreement for
letting a room in your own home

Valid in England & Wales

Please note:

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Excluded Licence

Agreement for Letting to a Lodger

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the accommodation and amenities are shared with the owner occupier)

LICENCE

Is dated

Relating to property

Address

PARTIES

Between The Licensor

Name

Address

Telephone Number

Email Address

and The Licensee (Lodger)

Name

Address

Telephone Number

Email Address

a	a		a	a		a	a		a	a		a	a		a	a	
Accessways:		a			a			a			a		a		a		a
Common Parts:		a			a			a			a			a		a	

pay the whole or any part of the Licence Fee, Council Tax, Utilities Costs and any other sums due to, or recoverable by, the Licensors under this licence and whether formally demanded or not;

observe and perform any of the obligations of the Licensee contained or referred to in this licence;

pay any claims, demands, damages, losses, costs or other expenses arising out of, or incidental to, the enforcement of the

Property:

Utilities:

a	a	a	a		a	a	a
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to use the Room solely for living in and not for business purposes;
not to permit anyone else to stay in the Room, although the Licensee may allow visitors to stay overnight in the Room on an occasional basis;
not to make a copy of the set of keys provided by the Licensor;
if the Licensee loses the keys provided, to notify the Licensor without delay, and bear the reasonable cost of replacement keys
not to prevent the Licensor or any person authorised by the Licensor from entering into the Room and remainder of the
not to re-decorate the Room and not to make any alteration or addition whatsoever to the Room;
not to use candles in the room, without the prior written consent of the Licensor;
not to use the Licensor's telephone, without the prior written consent of the Licensor;
actionable or not), annoyance, inconvenience or disturbance to the Licensor or the Licensor's agents or to the other residents
not to cause or permit to be caused any damage to:
the insurance premium
Licensee's use of the Room and Facilities;
to provide the Licensor with contact details when this licence terminates;
damages, costs, expenses or other liability in any way arising from:

not to do anything that would or might cause the Licensor to be in breach of the tenant's covenants and the conditions

Bank of England from time to time calculated on a daily basis from the due date until payment if the Licensee shall fail to pay

4. LICENSOR'S OBLIGATIONS

The Licensor agrees and undertakes:

relevant authorities upon request;

5. HEALTH AND SAFETY

available for inspection by the Licensee; and

6. TERMINATION

The licence to occupy, granted by this agreement, shall end on the earliest of:

the expiry of not less than seven days' notice given by the Licensor to the Licensee if the Licensee breaches any of the

Termination is without prejudice to the rights of either party in connection with any antecedent breach of any obligation subsisting

The Licensee shall not be obliged to pay the Licensor the relevant proportion of the Licence Fee, council tax and Utilities Costs that relates to the period after this licence terminates, as calculated on a daily basis; and on the date on which this licence terminates, the Licensor shall refund to the Licensee the relevant proportion of any sums already paid by the Licensee relating to the Licence Fee, council tax and Utilities Costs in respect of the period after this licence terminates, as calculated on a daily basis

7. LIMITATION OF LICENSOR'S LIABILITY

any losses, claims, demands, actions, proceedings, damages, costs or expenses or other liability incurred by the Licensee or the

8. VAT

taxable supplies made to it in connection with this licence on the due date for making any payment or, if earlier, the date on which

Every obligation on the Licensee, under or in connection with this licence, to pay the Licensor or any other person any sum by way of a refund or indemnity, shall include an obligation to pay an amount equal to any VAT incurred on that sum by the Licensor or other person, except to the extent that the Licensor or other person obtains credit for such VAT under the Value Added Tax Act

9. RIGHTS OF THIRD PARTIES

10. GOVERNING LAW AND JURISDICTION

The parties irrevocably agree that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim

Signed by the LICENSOR

Signed by the LICENSEE (Lodger)

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