

AU-PRres20

## **Part-time lodger agreement**

**The date is:** [date]  
**The House is:** [address]  
**The Room is:** a bedroom in the house, shown to  
**The Licensor is:** [name]  
**of:** [address]  
**The Lodger is:** [name]  
**of:** [address]  
**The Lodger's parental address is:** [address]

### The Agreement

The Licensor and the Lodger now agree that the Lodger may occupy the Room and other parts of the House

- :
1. The Licence Fee is: [amount] [ ]
  2. The Period is: [number / ]
  3. The Deposit is: \$ [amount]
  4. The start date is: [date]
  5. This Licence is personal to the Lodger, is not assignable, and will terminate automatically without notice if the Lodger ceases to live at the Room or [ 48 ]
  6. Either party may terminate this agreement at any time by giving to the other written notice of [one week / four weeks]. If the Lodger fails to
  7. This is a licence to occupy the Room only between the following times in  
:  
Monday at 9.00 A.M until 4 . 00  
OR  
Friday at 9.00 pm until Monday 8 . 00

8. The Licence extends to use of \_\_\_\_\_ :  
 Bedroom 2 (left front bedroom as you view the house from the Road), the bathroom, toilet, kitchen and living room.
  
9. The Lodger may use other parts of the House in common with [\[other Lodgers / members of the household\]](#), namely: [\[corridors](#) \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ ]
  
10. [The Licence Fee includes reasonable use of:](#)  
[Household appliances;](#)  
[Land line telephone, for calls](#) \_\_\_\_\_ ;  
[Gas and electricity;](#)  
[\[More\]](#)  
[OR](#)
  
11. [The Household Costs are for:](#)  
[Electricity;](#)  
[Gas;](#)  
[Tax;](#)  
[Telephony lines and usage;](#)  
[Television](#)  
  
[The Lodger will make a reasonable and proportionate contribution to](#) \_\_\_\_\_
  
12. The licence does not include use of or access to the garage, but space will be provided \_\_\_\_\_
  
13. The Lodger may enjoy the garden peaceably, but may not do or allow any activity \_\_\_\_\_
  
14. While in occupation of any part of the House, the Lodger must act responsibly, so as to protect the \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ :  
  - 14.1. [Lock every window and door when absent;](#)
  - 14.2. [Put out rubbish bins for collection on Tuesdays;](#)

- 14.3. Feed cat, fish;
  - 14.4. Water plants;
  - 14.5. Clean windows;
  - 14.6. Mow the lawn;
  - 14.7. Not smoke in the house -
  - 14.8. [other]
15. The following services will be provided :
- 15.1. Clean bed linen weekly;
  - 15.2. Clothes washing weekly;
  - 15.3. Access once a week to ;
  - 15.4. Evening meal five nights 6 . 30 7 . 00 ;
  - 15.5. [More]
16. The “Inventory” means the list of the Licensor’s possessions
17. Whether or not the Licensor terminates this agreement,
18. The Lodger agrees to :
- 18.1. Keep the Room clean and tidy;
  - 18.2. Not damage or allow anyone
  - 18.3. Not decorate or paint the walls and ,
  - 18.4. not play any musical instrument or use a [ / ].

- 18.5. Not bring any ,
- 18.6. Not use or occupy
- 18.7. Not allow any other person
- 18.8. Not do ;
19. Both parties agree that
20. The Licensor will not be prejudiced if
21. A Deposit will be held by the Licensor and will be refunded to the Lodger at the end of the Period ( )
22. The Lodger agrees to comply with any requirements of any insurance
23. The Licensor will terminate this agreement without
24. The Lodger understands that the Licensor

Signed by the Licensor:

Signed by the Lodger:

## Schedule: Inventory for: [address]

Below is

Both parties now agree that

### Bedroom

Item	Model/Details	Condition	Qty
Bed			
Chair			
Bedside table			
Reading lamp			
Wardrobe			
Dressing table			
Fitted carpet			
Rug			
Curtains			
Rubbish bin			
Duvet			
Pillow			
Fitted sheet			
Flat sheet			
Blanket			
Pillow case			
Duvet cover			
Valance			
Mirror			

Central heating radiator			
--------------------------	--	--	--

Signature of Licensor:

Name: [\[print\]](#)

Signature of Lodger:

Name: [\[print\]](#)

# Explanatory notes

## Part-time lodger agreement

### General notes:

1. It is essential that the document and the actual situation “on the ground” reflect a licence to occupy and not a tenancy, for
2. Avoid allowing the lodger “exclusive occupation” of any part of the house. This can best be  
!
3. Specify what services are to be provided, if any. The
4. Keep the term short. This is not directly reflected in the law. But it is a
5. The Inventory should of course be completed accurately. You cannot expect the

### Paragraph specific notes:

Notes on numbered paragraphs

Net Lawman usually provides paragraph-specific notes. We

### End of notes