Private boarder agreement: licence to rent a room

This agreement is dated:		[date]	
The House is:		[address]	
The R	oom is:	a bedroom in the House, shown to $\blacksquare \blacksquare \blacksquare \blacksquare \blacksquare$	
The O	wner is:	[name]	
of:		[address]	
Phone	9 :	[number]	
Email	:	[email address]	
The B	oarder is:	[name]	
of:		[address]	
The Boarder's parental address is:		[address]	
Phone:		[number]	
Email:		[email address]	
	greement		
1.	Boarder for the Period from the	agree that the Room is licensed to the	
2.	The Licence fee is: [amount] ■ I	[]	
3.	Payable in advance on: [number] day of ■ ■ ■ ■ [■ ■ ■ / ■ ■ ■]		
4.	The Bond is: \$ [amount]		
5.	The Period is: [number • • • • • • •		
6.	The Start Date is: [date]		
7.	automatically without notice if the	Boarder, is not assignable, and will terminate e Boarder ceases to live at the Room or ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■	
8.		r weeks]. If the Boarder fails to ■ ■ ■ ■ ■ ■	

9.	The Licence fee is payable in equal payments in advance, the first payment being due on [date] and future payments being due on the same day of each week. The Boarder will pay
10.	The Owner may increase the Licence fee after [3] months period and $\blacksquare \blacksquare \blacksquare \blacksquare \blacksquare$ [$\blacksquare \blacksquare $
11.	The Licence extends to use of E E E E E E E E E E E E :
	Bedroom 2 (left front bedroom as you view the House from the Road), the bathroom, toilet, kitchen and living room.
12.	The Boarder may use other parts of the House in common with [other boarders / members of the household], namely: [corridors • • • • • • • • • • • • • • • • • • •
13.	The Licence fee includes reasonable use of:
	Household appliances;
	Kitchen cutlery, crockery, etc
	Land line telephone, for calls • • • • • • • • • • • ;
	Gas and electricity;
	[More]
	OR
14.	The Household Costs are for:
	Electricity;
	Gas;
	Tax;
	Telephone lines and usage;
	Television
	The Boarder will make a reasonable and proportionate contribution to ■ ■ ■

15.		vided = = = = = = = = = = = = = = = = = =
16.	The fo	ollowing services will be provided • • • • • • • • • • • :
	•	Breakfast of bread or bread product, butter, • • • • , • • • • •
	•	Hot "English" breakfast
	•	Clean bed linen weekly
	•	Clothes washing weekly
	•	Access once a week
	•	Evening meal five nights per \blacksquare
17.	The B	oarder may enjoy the garden peacefully, ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■
18.		in occupation of any part of the House,
	18.1.	Lock every window and door when absent;
	18.2.	Put out rubbish bins for collection on Tuesdays;
	18.3.	Feed cat, fish;
	18.4.	Water plants;
	18.5.	Clean windows;
	18.6.	Mow the lawn;
	18.7.	not smoke • • • • • • • • • • • • • • • • • • •
	18.8.	[other]
19.	The B	oarder agrees that the inventory attached

21.	Γhe Boarder agrees ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■	
	21.1. keep the Room clean and tidy;	
	21.2. not damage or allow anyone	
	21.3. not decorate or paint the walls and	ı
	21.4. not play any musical instrument or use a session [session / session].	
	21.5. not bring any	
	21.6. not use or occupy	
	21.7. not allow any other person	
	21.8. not allow his close family members or	
	21.9. not do	
	21.10. not cause any other 	1
	21.11. notify the Owner immediately or as soon as reasonably	
22.	The Boarder will allow the Owner access to the Room at reasonable hours during the day, to	

23.	The Owner will not be prejudiced if
24.	A Bond will be held by the Owner and will be refunded to the Boarder at the end of the Period (■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■
25.	The Boarder agrees to comply with any requirements of any insurance
26.	The Owner will terminate this agreement without
27.	The Boarder understands that the Owner
Signe	ed by the Owner:
Signe	ed by the Boarder:

Schedule: Inventory for: [address]				
Below is ■ ■ ■ ■ ■	• • • • • • • • • • • • • • • • • • • •		••••.	
Both parties now agr	ee that = = = = = = =	•••••		I =
•••••	•••••	■ .		
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

Name: [print]

Signature of Boarder:

Name: [print]

Explanatory notes:

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General notes

1.	It is essential that the document and the actual situation "on the ground" reflects a rental situation where the property is
	.,
2.	Avoid allowing the boarder "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
	••••••
5.	The inventory should of course be

End of notes