UK-PRres19

Student 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 Licensee is:	[name]
of:	[address]
The Licensee's parental address is:	[address]

The Agreement

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

[redacted], [redacted].

10. This is a licence to occupy the Room during the term time specified as such by [university name]. Any occupation [redacted].

11. The Licence extends to use of [redacted]:

    Bedroom 2 (left front bedroom as you view the House from the Road), the bathroom, toilet, kitchen and living room. The Licensor may decide to allocate some [redacted]. [redacted].

12. The Licensee may use other parts of the House in common with other Licensees, namely: [corridors and access ways, the bathroom, [redacted], [redacted] [redacted]].

13. The Licence Fee includes reasonable use of:

    House hold appliances;

    Land line telephone, for calls [redacted];

    Gas and electricity;

    TV Licence and TV cable monthly charges;

    OR

14. The household costs are for:

    Electricity;

    Gas;

    Council Tax;

    Telephony lines and usage;

    Television

    The Licensee will make a reasonable and proportionate contribution to the household costs according to [redacted], [redacted].

15. While in occupation of any part of the House, the Licensee must act responsibly, so as to protect the [redacted], [redacted], [redacted]:

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15.1 Lock every window and door when absent;

15.2 Put out rubbish bins for collection on Tuesdays;

15.3 Clean windows;

15.4 Mow the lawn;

15.5 not smoke in the House - [redacted].

15.6 [other]

16. The Licensee agrees that the inventory attached to this agreement accurately lists the Licensor's possessions now in the Room ([redacted] “[redacted]”) [redacted].

17. Whether or not the Licensor terminates this agreement, the Licensee agrees to make good the full cost [redacted].

18. The Licence is personal to the Licensee who must not permit any visitor [redacted].

19. Licensor should allow the use of storage space provided for them in the kitchen/ or any other [redacted].

20. The Licensee may not borrow or take and use food, [redacted].

21. The Licensee agrees to [redacted]. [redacted]:

21.1 keep the Room clean and tidy;

21.2 not damage or allow anyone [redacted].

21.3 not decorate or paint the walls and [redacted], [redacted]-[redacted].

21.4 not play any musical instrument or use a [redacted] [[redacted]/[redacted]].

21.5 not bring any [redacted], [redacted].

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21.6 not use or occupy [redacted].

21.7 not allow any other person [redacted].

21.8 take off his/her [redacted]. [redacted].

21.9 not do [redacted];

22. Both parties agree that [redacted].

23. The Licensor will not be prejudiced if he [redacted].

24. A Deposit will be held by the Licensor and will be refunded to the Licensee at the end of the Period ([redacted]) [redacted]. [redacted].

25. The Licensee agrees to comply with [redacted].

26. The Licensor will terminate this agreement without notice [redacted].

27. The Licensee must return all Room [redacted].

28. The Licensee understands that the Licensor [redacted].

Signed by the Licensor:

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Signed by the Licensee:

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Schedule: Inventory for: [address]

Below is ■ ■ ■

Central heating radiator			

Signature of Licensor:

Name: [print]

Signature of Licensee:

Name: [print]

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Explanatory notes

Student lodger agreement

General notes

1. The detailed terms of the agreement are very flexible indeed. The document has been marked in blue at many of the points where you may need to insert, amend or choose an alternative. However, you can safely edit all of ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ , ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■

So [redacted].

8. We have provided a menu of restrictions relating to the activity of your licensee, but of course, you do [redacted]. [redacted], [redacted].

9. Permitted and prohibited arrangements

The Tenant Fees Act 2019 (Act) makes important changes to the previous law. The key provisions of the Act restrict the kinds of payments that landlords and letting agents can require [redacted]. [redacted] ([redacted]).

The only payments you can charge [redacted]:

1. the rent
2. a refundable tenancy deposit capped at no more than five weeks' rent where the annual rent is less than £ 50 , 000 , [redacted] £ 50 , 000 [redacted]
3. a refundable holding deposit (to reserve a [redacted]) [redacted]
4. payments to change the tenancy when requested by the tenant, [redacted] £ 50 , [redacted]
5. payments associated with early termination of [redacted] , [redacted]
6. payments in respect of utilities, communication [redacted] , [redacted] ; [redacted]
7. a default fee for late payment of rent and replacement of [redacted] / [redacted] , [redacted]

If the fee you are charging is not [redacted] , [redacted] . [redacted] .

So far as [redacted] .

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To find detailed guidance, please visit:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/791273/TFA_Guidance_for_LandlordsAgents.pdf

10. Recognition of our copyright in this document

We assert our copyright in this document. When you downloaded it, you agreed to our terms and [redacted] , [redacted] . [redacted] , [redacted] . [redacted] , [redacted] - [redacted] .

Once you have edited [redacted] , [redacted] .

11. Document review service

If you would like [redacted] , [redacted] .

Please contact our support team at support@netlawman.co.uk for further information.

End of notes

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