Service occupancy agreement

This agreement is dated: [date] [name of Employer] of [address] The Employer is: The Occupier is: [name of Occupier] of [address] It is now agreed as follows: 1. **Definitions** In this document the following words have the "Contract" means a contract of employment between the parties to [. . . .]. "Estate" means the whole property used by [name \blacksquare \blacksquare \blacksquare \blacksquare \blacksquare "Immediate Family" means the Occupier, [his wife / life partner of at least five years, children today $\blacksquare \blacksquare \blacksquare 4 \blacksquare \blacksquare \blacksquare \blacksquare \blacksquare \blacksquare 7 \blacksquare$ "Inventory" "Property" means the cottage, garden and outbuildings located at [address] [but excludes [area or ■ ■ ■ ■ ■ ■ ■ ■ 2. The Employment 2.1. 2.2. The duties of the Occupier under

[task 1]

[task 2]

2.2.1

2.2.2

[list those duties which particularly require the Occupier to **a a a a a a**

2.3.	To perform the Occupier's duties under the Contract, the parties have agreed that it is ••••••••••••••••••••••••••••••••
The	Service Occupancy
3.1.	The Employer permits the Occupier and his Immediate Family occupy the Property during the period
3.2.	The Occupier shall occupy the Property only as a residence for himself and his Immediate Family and shall not let or
3.3.	The Occupier may use the items ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ .
3.4.	The following parts of the Property are to be shared with others, [either at = = = = = = = = = = = = = = = = = =
	[List = = = = = = = = = = = , = = = = =].
3.5.	It is now agreed that this licence shall not create
3.6.	The Occupier shall pay the Employer the licence fee, monthly in advance, by
OR	
3.7.	The Employer permits the Occupier to • • • • • • • • • • • • • • • • • •

2.2.3

2.2.4

3.

[task 3]

Etc.

4. N	latters	relating	to the	Estate
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5.

4.1.	The Occupier may use roads, footways,
4.2.	The Occupier shall not deposit goods or rubbish
4.3.	The Occupier agrees to pay the
	;
4.4.	In relation to vehicles the Occupier shall:
	4.4.1 not park on the Estate any commercial • • • • • • • • • • • • • • • • • • •
	;
	4.4.2 not park any other vehicle on the Estate
Occ	upier's covenants
The C	Occupier agrees that he will:
5.1.	comply with any requirements of any insurance policy which are
5.2.	not cause • • • • • • • • • • • • • • • • • • •
5.3.	keep the accommodation clean;
5.4.	keep the interior of • • • • • • • • • • • • • • • • • •
5.5.	not fix pictures = = = = = = , = = = = = = = = = = = =

5.6.	clean, maintain and keep free from blockages and \blacksquare
5.7.	keep clean and in good • • • • , • • • • • • • • • • • • • •
5.8.	keep clean the insides • • • • • • • • • • • • • • • • • • •
5.9.	clean all • • • • • • • • • • • • • • • • • •
5.10.	maintain the garden and keep • • • • • • • • • • • • • • • • • •
5.11.	repair any damage to the Property or to the
	;
5.12.	not use the = = = = = = = = = = , = = = = = = = =
5.13.	not cause • • • • • • • • • • • • • • • • • • •
5.14.	not hang clothes = = = = = = = = = = = = = = = = = = =
5.15.	not to keep any ••••, ••••, •••••
5.16.	not make any ••••, ••••••;
5.17.	not erect any television
5.18.	not allow service to the fixed telephone • • • • • • • • • • • • • • • • • • •
	not decorate the Property externally;
5.20.	not redecorate the •••••;

5.21.	test the smoke detectors at the Property at least once a month,
5.22.	not change or remove any of the Employer's installations, ••••, ••
5.23.	not remove from *** *** *** *** *** *** *** *** *** *
5.24.	not smoke inside the Property;
5.25.	ensure that all reasonable • • • • • • • • • • • • • • • • • • •
5.26.	not allow the noise or operation of any sound producing (
5.27.	maintain and keep in good • • • • • • • • • • • • • • • • • •
5.28.	not change or install any locks on any
5.29.	not keep or allow pets
5.30.	not place any advertisement or notice on
5.31.	
5.32.	
5.33.	

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5.34.
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5.35.
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5.36.
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5.37.
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5.39.
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 .................................
 5.41.
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6. Termination of occupancy

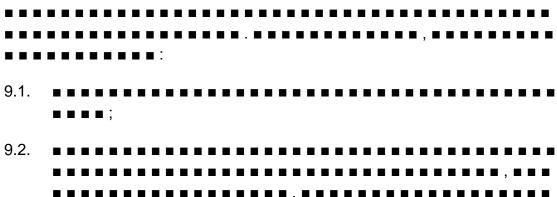
The licence given by this agreement shall end:

	6.2.	; • • • •
	6.3.	
7.	Occ	cupier's departure
	7.1.	;
	7.2.	;
	7.3.	
		;
	7.4.	
8.	Inve	entory check
	8.1.	
		••••.
	8.2.	

6.1.

......;

9.	Employer's	obligations



Signed by the Employer:

Signed by the Occupier:

Additional paragraph to be added to contract of employment

1. Service Occupancy

1.1.			 	••••			• • • •	•••	• • •
		• • • • • •	• • • • •	••••	■ ■ :				
	1.1.1	[task 1]							
	1.1.2	[task 2]							
	1.1.3	[task 3]							
	1.1.4	etc							
1.2.			• ■ ■ , ■		• • • • •				
								• • • •	
		• • • • • •					• • • •		
1.3.									
	:								
	1.3.1							•••	
							,		
	1.3.2								
					• • • •	• • • • •		• • • •	• • •
				_					

Explanatory notes:

Service occupancy agreement

General notes

1.	The abbreviated names in any document are a matter of choice. It is usual to use abbreviations for long names and corporate names, but you can always select your own. Common examples might be the initial letters of a company name, or initials or surnames alone for individuals. Alternatively you may "
2.	This agreement is suitable for a wide variety of different circumstances requiring a service occupancy. You may have to make • • • • • • • • • • • • • • • • • • •
3.	Recognition of our copyright in this document
	We assert our copyright in this document. When you downloaded it, you agreed to our terms and conditions, which set out in full how it may and may not be used. Without amending those terms, we remind you that you may not distribute it further or republish it in any way without permission from Net
	Once you have edited the document for final use, you may remove the ■ ■ ■
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Paragraph specific notes

Notes following the numbered paragraphs

1. Definitions

	You will need the definition of "Estate" only if your organisation is the owner ■
2.	The Employment
	This paragraph is crucial to the qualification of the occupation as a service occupation and not as a secure tenancy. Leave it as it is but include a list of duties requiring local attendance. Remember
3.	The service occupancy
	At 3.3 we have included provision for an inventory. We have assumed that this will be a list agreed at some time
	••.
	At 3.6, we have provided for a licence fee (rent). You should provide for a licence fee only if your circumstances make it desirable and if it is common practice
4.	Matters relating to the Estate
	For a live
5.	Occupier's covenants
	We have provided a very large menu. It
6.	Termination
	You have no legal obligation to give notice, but

7.	Occupier's departure
	No comment.
8.	Inventory check
	No comment
9.	Employer's obligations
	Add to this

End of notes