**LICENSEE AGREEMENT**

Double Room | **[ADDRESS OF PROPERTY]**

The following terms of this licensee agreement dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ is agreed to by:

**The Landlord:**

Name: **[FULL NAME OF LANDLORD]**

Address: **[ADDRESS OF PROPERTY]**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

And

**The Tenant:**

Name: **[FULL NAME OF TENANT]**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**DURATION OF LICENSEE AGREEMENT**

The duration of the tenancy under this agreement is one year from the agreed date of move-in.

The Term of Lease: 365 days

Start Date of Lease: **[ENTER START OF LEASE DATE]**

Rent: €**[AMOUNT]** per calendar month payable on **[DATE]** of each month

Security Deposit: €**[AMOUNT]**

**SECURITY DEPOSIT**

A **[AMOUNT]** security deposit is required to secure the room and will be returned at the end of the agreement except in circumstances where it is necessary to deduct from the deposits the cost of repair for damage to the property or contents that is over and above normal 'wear and tear' or (where applicable) to pay any rates or charges relating to the property such as any utility bills and or reconnection charges relating to the supply of gas, electricity, cable television or telephone that they may incur during the duration of the lease. Any dispute arising from any deduction can be settled by mutual agreement between the parties, through an agreed unbiased arbitrator or through the small claims court in Ireland.

**PAYMENT OF RENT**

Rent will be due on the **[DATE]** of each calendar month for that month (or the following working day in the case of a weekend or bank holiday). Should the tenancy start or end before or after the 1st of the calendar month the outstanding balance shall be calculated on a daily rate using a 30-day average basis.

Payment may be made by bank transfer or by direct debit. Failure to make payment will be result in notification by email from which point the tenant will have a period of 7 days to lodge payment. Non-payment after this point will result in a termination of the tenancy.

**COST OF UTILITIES**

The cost of utilities including internet, gas, electricity and bins are included in the monthly rent however this is subject to review should there be excessive use of any one of these. All tenants are encouraged to be environmentally conscious in their use of energy.

**REVIEW OF AGREEMENT**

A review of this Licencee Agreement will occur at the end of the term of the agreement. At this point the cost of the rent and the terms of the agreement will also be reviewed and may be changed.

**VISITOR POLICY**

The tenant may have visitors to the house and is asked to notify all other tenants where possible via text message. Each tenant may have one single visitor stay overnight in any 7-day period. Any tenant wishing to have a visitor stay overnight for more than one night in a 7-day period must get prior consent from all other tenants. Any visitors must abide by the rules of the house outlined in this agreement.

**CLEANING POLICY**

The tenant is solely responsible for the upkeep and tidiness of their own room. All residents in the house are jointly responsible for ensuring all shared areas are kept to a reasonable standard of cleanliness and hygiene. After using a shared area, each tenant should leave the area clean and tidy. Each resident will be responsible for ensuring the same standard from any guests that may be staying as per the visitor policy outlined above.

**SMOKING POLICY**

The household is **strictly non-smoking**. Tenants and their guests are required to smoke no less than two meters outside the building. Smoking out of a window or beside an open door is not permitted. Tenants must ensure that smoke butts are fully extinguished and disposed of directly into the black wheelie bin and not left on the grounds or in the gardens. Failing to adhere to these guidelines will be considered a breach of contract.

**TENANT OBLIGATIONS**

* The Tenant pays the security deposit as specified in the agreement above. The balance of the security deposit is only payable after termination of the agreement and upon inspection of the property.
* The Tenant agrees to pay the rent at the time and in the specified manner.
* The Tenant agrees to care for the property, furniture, fixtures and fittings.
* The Tenant agrees to control and minimise any noise in the house (including TV, radio and such instruments) after 10.00pm.
* The Tenant is responsible for providing insurance of their own personal contents. Personal belongings
* The Tenant will ensure that the windows and doors are properly secured and that the house alarm is activated on each occasion before leaving the property (failure to do so will invalidate any content insurance claims should a security breach occur)
* The Tenant agrees not to sublet any part of the property or receive any paying guests.
* The Tenant agrees not to use the property for the purposes of business and to use the property as a residence only.
* The Tenant agrees to report in writing any defects in the property to the Landlord in a prompt manner.
* The Tenant agrees to leave all the contents of the property in the same places that they were at the beginning of the tenancy.
* The Tenant agrees to test smoke alarms to ensure that they are in working order. A battery charger is provided in case of a “low battery warning” from the smoke alarms
* The Tenant agrees not to make copies of keys or give keys to any individual without the written permission of the landlord and to return all keys to the premises on completion of the tenancy.

**REASONABLE NOTICE OF TERMINATION OF LICENSEE AGREEMENT**

Either party can terminate this agreement within a period of reasonable notice. Reasonable notice for the purpose of this agreement is defined as 30 days but may be more or less subject to unforeseen circumstances of either party and also subject to the agreement of both parties. Reasonable notice may also be reduced in the case of a serious breach of this contract or an incident of serious anti-social behaviour.

**END OF AGREEMENT**

Upon termination of the agreement, all property belonging to the tenant must be removed from the property and the room must be left in a clean state with all original furnishings in their original state. Any property left behind by the tenant after the termination of the agreement will be deemed abandoned and may be disposed of. The cost of disposal may be retained from the security deposit or charged directly to the tenant.