

LODGER INFORMATION

9. Lodger Agreement

This agreement is an excluded licence - as the Lodger lives in the same dwelling as the Host the Protection for Eviction Act 1977 does not apply.

The Host (Live-in Landlord)

Name:

Address:

The above address is my permanent residence and I will remain here whilst the person named below becomes a Lodger. I confirm that I have the legal right to let this room as per the terms of my mortgage agreement/I have permission from my landlord to let this room *(delete as appropriate)*

Host signature:

Date:

The Lodger

I hereby agree to rent a room to:

(Name of Lodger)

The accommodation

The accommodation comprises of:

Lodger's accommodation: (details of the room and location e.g. first floor)

Shared areas: (details of the shared communal areas, e.g. kitchen, hallway, living room, bathroom)

The contents

The items described for personal usage included in the room are listed in the attached inventory.

The shared living spaces

The Lodger will have shared use of the shared spaces within the property listed above, along with the Host, the Host's family (if applicable) and any other Lodgers.

Agreement start date

The lodgings agreement begins on

x

Rent amount

The amount of **£X per week/month*** *(delete as appropriate)*

will be paid to the Host in advance.

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*This amount includes all bills for utilities (gas, electric and water) and council tax.

*This amount does not include bills and an additional service charge of £X will be paid weekly/monthly to the Host to cover all bills and council tax *(delete as appropriate)*

Also included are the following meals:

*Breakfast/lunch/evening meal

*Meals are not included *(delete as appropriate)*

Rent payment date

Rent will be paid directly to the Host, using the method stated below. It will be paid on

Xday of each month/week *(delete as appropriate)*

Rent payment type

Rent is to be paid by standing order into the following account:

Or

Rent is payable in cash and the Host will issue a receipt from a rent book for each payment.
(delete as appropriate)

Termination of agreement

Termination of the agreement by either Host or Lodger will be in writing and either party will be required to give **X** weeks' notice.

This agreement can end at any time:

- a) by the Host giving the Lodger notice to quit the accommodation at the end of the notice period
- b) by the Lodger giving the Host notice of his/her intention to vacate the accommodation at the end of the notice period

Rent paid in advance

Rent paid in advance upon signing of this agreement will be agreed as **X** weeks.
equivalent to **£X**.

Declaration

I confirm that I have accepted the above agreement and I have read and understood the attached terms and conditions.

Host name:

Host signature:

Date:

Lodger name:

Lodger signature:

Date:

Witness's signature:

Witness's full name:

Date:

Witness's signature:

Witness's full name:

Date:

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TERMS AND CONDITIONS

1. Lodger Obligations

1.1	To pay the rent as agreed in the Lodger agreement.
1.2	To use the premises for private residential purposes as the Lodger's only or principal home and not to operate a profession, trade or business at the premises or to allow them to be used for any illegal, immoral or disorderly purposes.
1.3	Not to cause or allow invited visitors to cause a nuisance or annoyance to the Host, the Host's family (where applicable), any other Lodgers or neighbours.
1.4	Not to commit or allow invited visitors to commit any form of harassment which may interfere with the peace and comfort of, or cause offence to any neighbour, member of their household, visitor, the Host or employee or contractor working on their behalf.
1.5	Not at any time to play or allow to be played any audio equipment or a musical instrument so loudly that it causes nuisance or annoyance to the Host, the Host's family (where applicable), any other Lodgers or neighbours or can be heard outside the premises between the hours of 10pm and 8 am.
1.6	Not to keep a pet without the prior written consent of the Host and not to keep any animal which may cause a nuisance to neighbours or damage the Host's property.
1.7	Not to carry out internal decorations to the premises without previous consent in writing from the Host.
1.8	Not to alter the premises, nor to alter or install electrical or other services without the prior written consent of the Host.
1.9	To share responsibility with the Host for ensuring that communal areas are kept in a clean, safe and acceptable condition and are not obstructed in any way or used to store any items, even temporarily.
1.10	Not to cause any damage to the premises, fixtures, furniture or effects and not to remove any of them from the premises. To make good or pay for any damage to the premises or to fixtures, furniture and effects or to the common parts caused by the Lodger or any invited visitors of the Lodger to the premises, fair wear and tear excepted, and to pay to the Host any reasonable and proper costs incurred by the Host in carrying out any works in default.
1.11	To leave the premises in the same clean state and condition as it was in the beginning of the agreement. Note of the condition of the premises and an inventory are attached to this agreement. The premises, fixtures, furniture and effects must be left in at least as good repair and condition at the end of the tenancy (fair wear and tear excepted).
1.12	To report to the Host promptly any disrepair or defect for which the Host is responsible in the structure or exterior of the premises or in

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	any installation therein or in the common parts.
1.13	Not to do or suffer to be done on the premises anything which may invalidate the insurance of the premises or otherwise increase the ordinary premium for such insurance.
1.14	Not to use or keep on the premises mobile gas heaters, gas cylinders, oil burning appliances, paraffin or petrol.
1.15	To give the Host vacant possession of your room and return the keys of the premises at the expiry or sooner termination of the lodgings arrangement and to remove all personal furniture, possessions and rubbish. The Host accepts no responsibility for anything left behind at the premises by the Lodger at the end of the agreement.
1.16	To leave the fixtures, furniture and effects detailed in the inventory at the end of the agreement in the rooms or places in which they were at the beginning of the agreement.
1.17	The Lodger does not have right to exclude the Host from any part of the property.

2. Host Obligations

2.1	The Host gives the Lodger the personal right to live in the accommodation and to use the shared rooms described above with the Host, the Host's family (where applicable) and other Lodgers.
2.2	The Host agrees to keep the property in a reasonable state of repair, including the structure and exterior of the property.
2.3	The Host agrees to keep the equipment for the supply of gas, electricity and water in a safe and proper working order
3.4	The Host's address for the service of notices (including notices of proceedings) is the address given for the Host at the start of this agreement.
4.5	The Host will hold the deposit (if applicable) paid by the Lodger for the duration of the agreement and repay the Lodger the deposit at the end of the agreement, less any eligible deductions.
5.6	The Host will keep the property well-maintained, in good condition and free from any hazards that might affect the health and/or safety of the Lodger.

3. House Rules

(Use this space to add any other house rules that are not included above)

3.1	
3.2	
3.3	
3.4	

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3.6	