

UK LODGER AGREEMENT

Property Address:

Agreement Date:

Parties:

Landlord Name:

Landlord Address:

Tenant (Lodger) Name:

Tenant Address:

1. Grant of Licence

The Landlord grants the Tenant a licence to occupy the lodger room in the Property at the above address on the terms set out in this Agreement. This licence does not create a tenancy and the Tenant's rights are limited to those expressly set out herein.

2. Term

This Agreement shall continue on a weekly basis and may be terminated by either party by giving the other at least one full week's notice to expire at the end of a week. Termination must be in writing and served in accordance with clause 17.

3. Licence Fee and Payment

The Tenant shall pay to the Landlord a weekly licence fee of £_____ payable in advance on the ____ day of each week by bank transfer, standing order, or other agreed method. Failure to pay the licence fee on time shall be a breach of this Agreement.

4. Use of Property

The Tenant shall use the Property as a private residence only and shall not use the Property for any illegal or immoral purpose. The Tenant shall keep the lodger room and shared areas clean and tidy and shall not cause nuisance or annoyance to the Landlord or neighbours.

5. Repairs and Maintenance

The Landlord shall keep the Property in good repair and maintain all installations for the supply of water, gas, electricity, sanitation, and heating. The Tenant shall notify the Landlord promptly of any defects or damage.

6. Landlord's Access

The Landlord or their agents may enter the Property at reasonable times on reasonable notice to inspect, carry out repairs, or show the Property to prospective new tenants or purchasers. In the case of emergency, no notice is required.

7. Tenant's Obligations

The Tenant shall not assign or sub-license the lodger room or any part of the Property without the Landlord's written consent. The Tenant shall comply with all reasonable rules and regulations made by the Landlord for the safety, security, and comfort of the Property occupants.

8. Deposit

The Tenant shall pay a refundable deposit of £_____ to the Landlord on or before the commencement of this Agreement. The deposit shall be held in accordance with the requirements of the Tenancy Deposit Scheme or similar protection scheme if applicable.

9. Termination

Either party may terminate this Agreement by providing at least one full week's written notice to the other, expiring at the end of a week. On termination, the Tenant shall vacate the Property and return all keys to the Landlord.

10. Liability and Insurance

The Landlord shall maintain buildings insurance for the Property. The Tenant is responsible for insuring their own possessions. The Landlord shall not be liable for any damage or loss to the Tenant's possessions unless caused by the Landlord's negligence.

11. Notices

All notices required to be given under this Agreement shall be in writing and delivered by hand, post, or email to the addresses stated in this Agreement or as subsequently notified.

12. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales.

13. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements.

14. Signatures

The parties agree to be bound by the terms of this Agreement as evidenced by their signatures below.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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