

SIMPLE LODGER AGREEMENT

Property Address: _____ Start Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Lodger Name: _____

Lodger Address: _____

Agreement Terms:

This Simple Lodger Agreement (the “Agreement”) is made between the Landlord and the Lodger named above concerning the lodging at the Property Address. The Lodger is permitted to occupy a room or rooms at the Property as a lodger subject to the terms set out herein. This Agreement is governed by the laws of England and Wales.

1. Lodging Period:

The Lodger’s right to occupy the room(s) begins on the Start Date and continues on a periodic basis until terminated in accordance with this Agreement.

2. Rent and Payment:

The Lodger agrees to pay rent of £_____ per week/month, payable in advance on the [day] of each week/month. Rent is to be paid by [method of payment]. Failure to pay rent on time may result in termination of this Agreement.

3. Deposit:

The Lodger shall pay a refundable deposit of £_____ prior to occupancy, which will be held against any damage, unpaid rent, or breach of this Agreement. The deposit will be returned within 14 days of the end of the lodging period, subject to deductions for any liabilities.

4. Use of Property:

The Lodger may use the designated room(s) and shared common areas of the Property. The Lodger shall keep the room(s) clean and in good condition and shall not cause nuisance or annoyance to the Landlord or neighbours.

5. Guests:

The Lodger may have guests with the prior consent of the Landlord. Guests shall not stay overnight for more than [number] consecutive nights without written permission.

6. Utilities and Services:

The rent includes the following utilities and services: _____. The Lodger agrees to use utilities responsibly.

7. Repairs and Maintenance:

The Landlord is responsible for repairs and maintenance of the Property except for damage caused by the Lodger's negligence or misuse, which shall be repaired or paid for by the Lodger.

8. Access:

The Landlord shall give the Lodger reasonable notice (at least 24 hours) before entering the room(s) or Property, except in emergencies.

9. Termination:

Either party may terminate this Agreement by giving at least four weeks' written notice. The Landlord may terminate the Agreement immediately for serious breaches.

10. Behaviour and Conduct:

The Lodger agrees to behave in a respectful and lawful manner at all times while occupying the Property. Any illegal activity or breach of this Agreement may result in immediate termination.

11. Liability:

The Landlord shall not be liable for any loss, damage, or injury to the Lodger's personal property or person except where caused by the Landlord's negligence.

12. Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of England and Wales.

LANDLORD'S SIGNATURE

LODGER'S SIGNATURE

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Date: _____

Date: _____

Original source of this document:

<https://docstemplates-uk.com/simple-lodger-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://docstemplates-uk.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.