

LODGINGS ACCOMMODATION AGREEMENT

1. -----, hereinafter referred to as the 'Landlord', agrees to let a room at -----, this address hereinafter referred to as the 'Residence', in accordance with the terms set out below. **NAME**, formerly of **ADDRESS**, hereinafter referred to as the 'Lodger', agrees to rent a room at this address in accordance with the terms set out below.
2. A security deposit of £----- shall be payable by the Lodger to the Landlord at the commencement of occupancy, which shall be refundable at the end of occupancy, provided no Monies owed to the Landlord by the Lodger remain unpaid. The Landlord shall be entitled to make deductions from the security deposit for any amounts remaining unpaid by the Lodger at the end of occupancy, in accordance with the terms of this agreement, or for any damages against the owner's property or possessions. The Landlord agrees to supply a breakdown of any such deductions with supporting documentation if applicable. The existence of the security deposit shall in no way limit the Lodger's liability under this agreement.
3. The Lodger shall pay to the Landlord rent at the rate of £----- per week, weekly in advance. Payment of the security deposit in advance shall be required to secure the room at the Residence. During holidays between study terms e.g. Christmas, Easter, Whitsun, Summer, or during mid-term holidays, during which the Lodger is away from the residence for a period of not less than 5 consecutive nights, the rent payable shall be £----- per week. Except for this holiday rebate, the full weekly rent shall become due, irrespective of the number of days/nights spent at the Residence in any one week. Rent paid is not refundable.
4. The Lodger shall be entitled to exclusive use of his/her bedroom, plus use of ----- therein shared with other occupants of the Residence. In the unlikely event of any dispute between the Lodger and the Landlord concerning any shared amenities (e.g. lounge TV channel), the Landlord's preferences shall prevail. The rent paid is inclusive of ----- . Incoming telephone calls are permitted. Students are not permitted to make outgoing telephone calls without consent of the owner.
5. The Lodger shall have sole responsibility for the cleanliness of his/her bedroom, and shall take care to clean any mess for which he/she is responsible for elsewhere in the Residence. In particular he/she will be expected to wash up and clear the kitchen as soon as is practical after his/her meal. Personal possessions are not to be left to 'litter' around the house, except with the Landlord's consent. The Lodger understands that his/her property and possessions are not covered by the Landlord's household insurance whilst at the Residence.
6. All occupants of the residence shall respect the privacy, sanity, personal property and possession of other occupants. The Lodger is duty bound to ensure that the Residence is securely locked when he/she is last to leave the Residence, and shall take sensible precautions to protect the Residence from burglary, plus perils of fire and flood. Should the

ACCOMMODATION AGREEMENT

Lodger loses the front door key and the key is not recovered within 10 days of loss, then the Lodger shall bear the cost of replacing the front door lock and replacement keys.

- 7. The Lodger may invite occasional guests to the Residence subject to the Landlord’s consent, but shall at all times be responsible for the conduct and behaviour of his/her guests. Parties are not allowed. In the case of over night guest(s), the Landlord’s consent shall be required specifically in advance of arrival. Guests and/or Lodger are not permitted to sleep in the Lounge. The Lodger may come and go to/from the Residence as he/she pleases without time or curfew restriction.
- 8. The Landlord will allocate to the Lodger storage space in the kitchen for items of food and beverage. All occupants of the Residence shall respect each other’s groceries and shall not ‘borrow’ requisites without prior consent of the owner. The cooking/heating of food and beverages are not allowed other than in the kitchen or in other designated areas.
- 9. The Landlord shall have right of access to the Lodger’s bedroom, subject to prior notice, for the purpose of maintenance/adjustments to the heating/controls located in the bedroom, or when repairs to or maintenance of fixtures or fittings become necessary.
- 10. The Lodger shall not conduct any illegal activity at the Residence.
- 11. The Lodger shall remedy or indemnify the Landlord for any loss or damage to the Residence and, or it’s contents occasioned by the Lodger and/or his/her guests, accidental or otherwise, howsoever caused.
- 12. Occupancy commences on **DATE**. This agreement shall remain valid until terminated by either Lodger or Landlord. ----- Weeks written notice appended below shall be given by/to either party to terminate this agreement. Rent shall be payable during the notice.

This agreement is issued in duplicate: one for each Lodger and Landlord.

Signed by the Lodger: ----- Date: -----

Signed by the Landlord: ----- Date: -----

TERMINATION: ----- weeks notice to terminate hereby given.

Signed by the giver – Lodger / Landlord-----Date: -----

Notice Acknowledged – Lodger / Landlord-----Date: -----

~ ~ ~ ~ ooOOoo ~ ~ ~ ~

THIS IS AN EXAMPLE OF AN AGREEMENT THAT HAS BEEN USED FOR LODGINGS ACCOMMODATION AND SHOULD THEREFORE BE USED AS GUIDELINES ONLY.