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# Lodger agreement template uk free

## EXCLUDED LICENCE

### Agreement for Letting to a Lodger

Important: This licence is an excluded licence as defined in section 3A Protection from Eviction Act 1977 (because the accommodation and amenities are shared with the owner occupier)

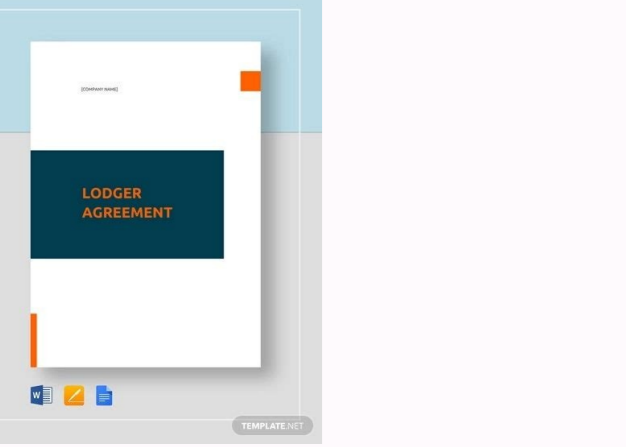


<b>Date of licence</b>	
<b>Licensor Details</b>	
Licensor Name(s)	
Licensor Address	
<b>Licensee Names</b>	
1	
2	
3	
<b>Location of Room</b>	
Room number / location (include number of room or location e.g. First floor, front left bedroom)	
<b>Commencement of Licence</b>	
This licence shall commence from and including	
<b>Licence Fee</b>	
Licence fee amount	£
Payable in advance every	Week / Calendar Month
The first FULL payment shall be paid on the	
And thereafter shall be payable in advance on the	day of every week / month
<b>Deposit</b>	
Deposit amount	£

Note: As this agreement is not a tenancy, the deposit is not required to be protected under the Housing Act 2004

<b>MANAGEMENT REGULATIONS</b>
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<b>ASSURED SHORTHOLD TENANCY AGREEMENT</b> (FOR A HOUSE THAT WITH NON-RESIDENT LANDLORD)	
<b>Landlord</b>	
Name	A. Brown
Address	10 Broad Oak Chesham, Bucks, HP51 3JG DEPT 100
Telephone	01292 692111 / 07949 580008
<b>Tenant</b>	J. Hall
Name 1	10 Kingsley Close Chesham, Bucks, HP51 3JG DEPT 100
Name 2	
<b>Details</b>	201 Keston Lane, Abingdon, Oxon, OX14 0ST
<b>Term of Licence</b>	
For a fixed period of _____ months, from _____ To _____	
Rent	
Rent of _____ per month, will be payable on a monthly frequency	
Equal payments are due in advance, with the first payment due on _____ and every _____ of the month thereafter.	
<b>Method of Payment</b>	
Payment of rent is by Standing Order	
<b>Bank:</b>	One month rent currently £ _____



<b>EVICTON NOTICE</b> (NOTICE TO QUIT)	
<b>Date:</b>	
<b>Tenant:</b>	
<b>Address:</b>	
You are hereby notified that you currently owe £ _____ to pay the rent due on the _____ day of _____ 20____.	
The rent due on the _____ day of _____ 20____ is £ _____.	
This is in addition to the amount you owe for the last payment which is owed to this date within the next _____ days. If you fail to make full payment of the amount due, your right of occupation of the premises will be terminated and unless provided for in writing, you will be required to vacate the premises and all personal belongings immediately. This full payment of the amount due will prevent the termination of your lease. No partial payments will be accepted unless otherwise stated in writing.	
<b>Pay Rent Immediately To:</b>	
<b>Address:</b>	
<b>Phone:</b>	
<b>Landlord Signature:</b>	
<b>NOTED BY:</b>	
<input type="checkbox"/> delivery receipt of notice to tenant received	
<input type="checkbox"/> posting a copy of the notice on the main door of the property, in an actually being present at the residence	

<b>BASIC RENTAL AGREEMENT OR RESIDENTIAL LEASE</b>	
This Rental Agreement between the Landlord and the Tenant shall be subject to the terms and conditions set out in the schedule to this agreement which the parties have agreed. Landlord and Tenant agree that the Tenant shall be responsible for the payment of the rent and the Tenant shall be responsible for the payment of the rent and the Tenant shall be responsible for the payment of the rent.	
<b>1. TERMS:</b>	RENT: The Tenant agrees to pay to the Landlord the sum of _____ per month on the _____ day of each month. This agreement shall commence on _____ and continue (check one) <input type="checkbox"/> until _____ or <input type="checkbox"/> until _____.
<b>2. PAYMENT:</b>	RENT: The Tenant agrees to pay to the Landlord the sum of _____ per month on the _____ day of each month. This agreement shall commence on _____ and continue (check one) <input type="checkbox"/> until _____ or <input type="checkbox"/> until _____.
<b>3. SECURITY DEPOSIT:</b>	The Tenant agrees to pay to the Landlord the sum of _____ as a security deposit. This deposit shall be held by the Landlord and shall be returned to the Tenant at the end of the tenancy, subject to the terms and conditions set out in the schedule to this agreement.
<b>4. TENANT'S OBLIGATIONS:</b>	The Tenant shall be responsible for the payment of the rent and the Tenant shall be responsible for the payment of the rent and the Tenant shall be responsible for the payment of the rent.

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Regard should be had to the Housing Act 1988 and Housing Act 1996 to consider whether you are creating a licence to occupy or a tenancy / excluded occupation. The Landlord agrees to provide the following accommodations under this Lodger Agreement. Is the Landlord willing/expected to provide food, to prepare breakfast or lunch, to do laundry or keep the premises clean? It will help you to create an inventory and to document important agreed information, like when the rent is due. You should also detail each party's responsibilities, such as maintaining the property and having adequate insurance in place for personal belongings. Take a look at our sample lodger agreement. In particular, the owner should retain access to the room that is to be used by the lodger. The Housing Act 2004 and associated Houses in Multiple Occupation Regulations, may be relevant if you have more than one lodger at a time. Moreover, it should be noted that if the lodger is not to be sharing any common parts of the property, they may acquire some rights, as either a tenant or person in excluded possession, which may require a court order prior to eviction if the lodger does not wish to vacate. The document is created before your eyes as you respond to the questions. You can modify it and reuse it. This document is a lodger's agreement which creates a licence for a lodger to occupy a room (or rooms) within a property. © Any notices hereunder shall be sent to the address of each party first set forth above. This Lodger Agreement shall be governed by and construed in accordance with the laws of England and Wales. In witness whereof, the parties have caused this Agreement to be executed and effective by their signatures placed below.

[Sender.Company]SignatureMM/DD/YYYY[Sender.FirstName][Sender.LastName]Lodger Agreement dated date TERMS OF LANDLORD All capitalized terms not defined herein below shall have the meanings given in the Lodger Agreement. In addition to those terms set forth in the Lodger Agreement, between landlord name and lodger name dated date, the Lodger agrees to uphold the following wishes of the Landlord. Those rooms are as follows: The lodger will pay a deposit in the amount of amount upon signing this Agreement along with first week's rent in the amount of amount, which will be paid weekly thereafter in advance at the beginning of each week. Either party may terminate this Lodger Agreement for any reason upon one week's notice to the other, provided that Lodger's obligations related to the term of occupancy (i.e. until the termination date) will survive any termination. The Lodger agrees to observe and uphold all obligations set forth herein and in the "Terms of Landlord" document attached hereto and incorporated herein by this reference. In order to not show prejudice, you might add showering to this list too. How this document should be used Both the property owner and the prospective lodger should read the document carefully. It is certainly reasonable to place some demands on the Lodger. All capitalized terms not defined herein below shall have the meanings given in the Lodger Agreement. These issues can be reflected in the agreement, or determined afterwards. Any applicable law The agreement is governed by the principles of contract law. You will be offered this option when you complete the document. The Landlord is going to be living with the Lodger, and may not know the Lodger too well. The owner and the lodger may wish to consider a number of issues either before or after the document is signed such as which room will be allocated to the lodger, which facilities and/or areas may be used by the lodger, and what services, if any, the owner will provide to the lodger. If both parties are then happy with the document, it should be signed and dated, and copies should be provided to the parties. The document can be used where a lodger is to be given the use of a room in a property, but will not be given exclusive possession, and will share common parts of the property with the owner and/or other persons. The lawyer can answer your questions or help you through the process. This Lodger Agreement (this "Agreement" or this "Lodger Agreement"), effective as of date, ("Effective Date") is made by and between landlord name, with a residential address located at address ("Landlord") and lodger name, with a residential address located at address ("Lodger") and concerns the premises located at address (the "Premises"), which contains the inventory of items listed in the inventory report created and signed by the Landlord and the Lodger as of date (the "Contents"). The lodger will be allowed to co-occupy the Premises with the Landlord and the Landlord's family and to use certain shared rooms in the Premises. This document can be used where the property being leased is situated in either England and Wales or Northern Ireland. For both parties, however, it's essential to have a formal written agreement in place detailing the legal requirements of the living arrangement. Unlike an Assured Shorthold Tenancy (AST), where you rent a flat or home from a private landlord, a lodger shares a property with their live-in landlord. Well, you may not want to stoop to that level. How to modify the template You fill out a form. In any case, whatever the Landlord may want to call out, he/she can include it in the attachment below. The Gas Safety (Installation and Use) Regulations 1998 should also be consulted. Nowadays many choose to let a room in their own home. However, it may be reasonable to require the Lodger to help maintain the Premises (perhaps as consideration for reduced rent?), or to do certain chores. At the end, you receive it in Word and PDF formats. Data Protection Act 2018 Help from a lawyer You can choose to consult a lawyer if you need help. If they are determined afterwards, each party should ensure such agreements are reflected in writing. Routine showering comes to mind :). Rooms like the bathroom and kitchen become communal areas and only the lodger's bedroom is their own domain. It is different to a tenancy agreement in that it does not create the same rights for a lodger as a tenant would have under a tenancy. Is there anything else that is expected of the Landlord?



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