

THIS IS A DRAFT EXAMPLE OF YOUR TENANCY AGREEMENT. THIS DRAFT EXAMPLE MAY BE SUBJECT TO CHANGE AND YOU WILL BE PROVIDED WITH A COPY OF YOUR TENANCY AGREEMENT PRIOR TO COMPLETION.

PLEASE NOTE THAT THE DEPOSIT PROVIDER MAY DIFFER FROM THAT STATED.

LICENCE AGREEMENT

This Licence Agreement is made on DATE MONTH YEAR

Between

Mr Example Landlord

Of 123 Example Street, Example Town, Example Postcode

("the Licensor")

and

Example Tenant

Of 234 Example Street, Example Town, Example Postcode

("the Licensee")

Relating to the Premises known as:

567 Example Street, Example Town, Example Postcode

("the Premises")

OR

(insert room number or details and full address)

("the Premises")

It is agreed as follows:

The obligations of the Licensee are as follows:

1. To pay a Licence Fee inclusive of utilities and council tax of £0.00 per calendar month
Payable in advance ("the Licence Fee") commencing on the and thereafter on the of each succeeding month until the termination of this Licence.
Payable to Leaders Limited, the Landlords Agent. The Licence Fee shall be paid by standing order to Sort Code: 00 00 00 Account Number: 00000000 in the name of Leaders the Landlords Agent
2. To pay a Deposit on the signing of the Licence Agreement of £0.00 ("the Deposit") to Leaders the Landlords Agent. the Landlords agent will hold the Deposit until the determination of the Licence as security for compliance by the Licensee with the obligations under the Licence and/or implied by law. At the termination of the Licence the Licensor can use the Deposit to discharge any debt owing to the Licensor by reason of the Licensee's failure to comply with the terms and condition of the Licence. If there are no sums owed to the Licensor at the expiry of the Licence the Licensor will refund the Deposit or balance to the Licensee within twenty eight days of the expiry of the Licence.

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3. To pay for all telephone calls made by the Licensee in full and to pay a proportion of the telephone rental charge within seven days of written demand by the Licensur.
4. To use his or her best endeavours to share the Premises peacefully and amicably with the Licensur and any other persons that are living at the Premises. In particular, the Licensee should show consideration for others in the use of the Premises and the building of which the Premises form part if applicable.
5. Not to cause damage to the Premises or to its contents ("the Contents").
6. To keep the interior of the Premises and the Contents in a neat and tidy manner and maintain them in a good and clean condition and decorative order.
7. To make good or pay for all damage caused to the Premises or the Contents or the building of which the Premises form part by the Licensee or his visitors due to an act of neglect, default or deliberate damage other than damage by fire flood and fair wear and tear; unless any damage is not covered by the Licensur's insurance due to the negligence, action, lack of action, or misuse of the Licensee or his or her visitors.
8. Not to make any alterations or additions to the Premises or attach any fixtures or fittings of any kind to any part of the Premises.
9. Not to fix anything to any part of the Premises using glue, sellotape or blue tac, or equivalents; apart from using a reasonable number of commercial picture hooks which can be affixed with the Licensur's written consent.
10. Not to use the Premises except for a private residence of the Licensee.
11. Not to share the Premises or allow the Premises to be used by another nor to take a lodger or paying guest.
12. Not without the written consent of the Licensur allow or permit any other person to sleep, reside or stay at the Premises.
13. Not to keep any animal fish reptile or insect at the flat.
14. Not to smoke tobacco or smoke or use any other substance, or permit any guest or visitor to smoke tobacco or smoke or use any other substance in or on the Premises.
15. To arrange contents insurance to cover all the possessions of the Licensee. For the avoidance of doubt, the Licensur's buildings and home contents policies of insurance will not provide cover for goods belonging to the Licensee to compensate for damage howsoever caused.
16. Upon the termination of this Licence to leave the Premises and to make good or pay for the repair of any Contents or of any part of the Premises which may have been lost destroyed or damaged by the neglect or default of the Licensee, or his visitors fair wear and tear excepted. In default of payment, the Licensur can deduct such monies as are owed from the Deposit held or seek compensation through the Court system.
17. To pay for the cleaning of any part of the Premises or the contents soiled by the Licensee or his visitors including the Room allocated to the Licensee.
18. Not to leave any personal property or items which the Licensee is responsible for at the termination of the Licence. To avoid doubt if any personal property or items remain in the Premises after the termination or earlier ending of the Licence the Licensur has the right to store them at the Licensee's expense; or dispose of them at the Licensur's expense after fourteen days provided the Licensur has made a reasonable effort to contact the Licensee of his intentions. The Licensur will be entitled to charge and deduct from the Deposit such sums that have been incurred in storing or disposing of the Licensee's property.

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19. This Licence is personal to the Licensee and is not assignable and will terminate automatically without notice if the Licensee ceases to reside at the Premises, subject to the provisions of clause 23.
20. The Licensee does not have the right to exclusive possession of the shared communal facilities. The Licensee agrees that this Licence is to be in common with such other licensees as the Licensor may from time to time permit to reside at and use the Premises. This Licence is subject also to the right of the Licensor, any member of his family or visitors to reside and use the Premises.
21. To provide proof of the Licensee's "Right to Rent" as per the provisions of the Immigration Act 2014 from time to time at the Licensor's request. The Licence will terminate immediately and automatically without notice upon termination of the Licensee's Right to Rent.

THE LICENSOR'S OBLIGATIONS

22. To allow the Licensee on payment of the Licence Fee and Deposit and upon Complying with the terms of the Licence Agreement to have use of the Premises and the communal facilities of the Premises as set out above.

TERMINATION OF THE LICENCE

23. The Licence can be determined :
 - (i) by either party giving one month's notice in writing to take effect at any time;
 - (ii) immediately by the Licensor if the Licensee is in breach of any term of the Licence Agreement.

On termination of the Licence the Licensee will immediately vacate the Premises.

GENERAL

24. The use of the masculine gender in this Licence includes the feminine and the use of the singular includes the plural.
25. This Licence is subject to the jurisdiction of the Court in England and Wales; and the laws of England and Wales.

26. Data Protection 2018

- 26.1 The personal information of both the Landlord and the Tenant will be retained by the Agent in accordance with the terms of the Agent's privacy policy ("the Policy") which both parties will have been served with and is also available to view on the Agent's website <https://www.Leaders.co.uk/privacy-policy>. In addition to the information provided to the Agent about the Tenant in accordance with the Policy, the Tenant agrees that this information can be forwarded to the Landlord. Such information may have been provided before, during or after the Tenancy. The Landlord thereafter may share details about the following:

- 26.1.1 Details of performance of obligations under this Agreement by the Licensor and the Licensee;
- 26.1.2 Known addresses or details of the Licensee and any other occupiers,
- 26.1.3 Any other relevant information required by the parties listed below.
- 26.1.4 This personal information above can be shared with:
- 26.1.5 Utility and water companies;
- 26.1.6 The local authority;
- 26.1.7 Authorised contractors;
- 26.1.8 Credit and reference providers;
- 26.1.9 Mortgage lenders;
- 26.1.10 Legal advisers;

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26.1.11 Any other interested third party.

26.2 This information can/will be provided without further notice only when the Agent is authorised to do so under the Policy.

27 Notices

27.1 The Licensor has notified the Licensee that according to sections 47 and 48 of the Landlord and Tenant Act 1987 the address at which notices (including notices in proceedings) or other written requests may be sent or served on the Landlord is:
567 Example Street, Example Town, Example Postcode.

27.2 The provisions for the service of notices are that if the Licensor or the Agent deliver by hand any Notices or documents which are necessary under the Agreement, or any Act of Parliament to the Property by 4.30pm or the last known address of the Licensee if different; the documents or Notices will be deemed delivered on the next working day; or if the documents or Notices are sent by ordinary first class post addressed to the Tenant at the Property or the last known address of the Licensee if different; the documents or Notices will be deemed delivered two working days later; or if documents are served by electronic service to the e mail address of the Licensee given to the Licensor or the Agent the document will be deemed served when it leaves the outbox of the sender. A working day excludes a Saturday, Sunday and a Bank Holiday;

27.3 The provisions for the service of notices are that if the Licensee or his agent deliver by hand by 4.30pm any Notices or documents which are necessary under the Agreement, or any Act of Parliament at the address specified or the last known address of the Licensor if different; the documents or Notices will be deemed delivered on the next working day; or if the documents or Notices are sent by ordinary first class post addressed to the Licensor at the address specified or the last known address of the Licensor if different; the documents or Notices will be deemed delivered two working days later.

Signed by: as Licensor

Print Name:

Signed by: as Licensee

Print Name:

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