

Terms of Rental agreement as lodger and excluded occupier at the personal home of Mr C Morris. Chris's Accommodation Foen Ridge, Hill road Middleton PE321RW

Phone: 01553840508 Mob: 07779231204 Date : ??

1. Parties:

The Landlord's full name: **Mr Christopher Morris. "Live in landlord"**

Landlord's address: **Feon ridge. Hill Road , Norfolk PE32 1RW**

Landlord's tel. No: Home: **01553840508 Mobile: 07779231204**

The Lodger's full name: **????????????? type**

2. Accommodation Shared areas with landlord & other lodgers:

1.All of the kitchen & any machines & utensils. 2. All communal hallways. 3. Parking on the driveway.

NOTE: Hall bathroom & wc is for the use of front king bed & rear double bed only & NOT the en-suite.

NOTE: The rear garden & garage is off limits to any lodgers. This is the landlord's personal area.

NOTE: The lodgers can use & are encouraged to use the washing line at the rear of house to help with not getting mold in rooms when drying clothes. .

3. Arrival & departure date:

The occupancy agreement will start on: **17/11/2025**

The occupancy agreement will end on: **17/04/2025** "Can be renewed/extended"

4.The rent for the above room type is: £ ??

per calendar month paid **monthly**/weekly in advance. The first payment will be paid on the start date and the subsequent payments will be paid on the same date of each calendar month/same day each week thereafter. Should the Lodger fail to pay the rent the Landlord may serve upon them a notice for payment or immediate removal from the room or possibility of being legally removed & the lodger bearing all legal fees.

5. Council tax and utilities:

Rental includes all utilities like Council tax, Electric, water, gas, broadband but not a phone line.

6. Deposit:

On or before the start date a deposit of £00:00 is not required, but reimbursement for any damages to anything that is not normal ware & tare.

7. Contents:

The Lodger agrees that the signed inventory is complete and accurate at the beginning of the Lodger agreement. The Lodger has a period of 7 days within which to make sure that the inventory is accurate and inform the landlord of any mistakes. The landlord has the right to deduct from the deposit any costs incurred from the damage or destruction of any items on the inventory caused by the Lodger.

8. Insurance:

It is the Lodger's responsibility to insure their own personal effects.

9.Lodgers own equipment:

No use of any electrical fires or cooking equipment to be used in bedrooms. Any other own equipment, please inform the landlord for PAT testing. "Porable Appliance Testing" Not phones, computers or electronics..

10. Duty to take reasonable care of the property:

The Lodger agrees to take reasonable care of the property and the common areas by keeping their room clean and tidy and taking reasonable steps to avoid causing damage to the property. The Lodger accepts liability for any damage caused to the Landlord's property by them and will bear the costs of any repairs necessary as a result of such damage.

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11: Respect for others:

The Lodger must not: act in an antisocial manner towards the Landlord, other lodgers or any visitor to the property; make excessive noise; allow any visitors to act in an antisocial manner; leave rubbish in inappropriate places; use the property for any illegal purposes. Lodger drinking alcohol excessively or taking any illegal drugs will be told to leave immediately as we dont want property or other lodger put in danger. . Smoking or vaping in or on any part of the property is not permitted.

12. Pets:

No pets of any kind are permitted in or on the property. Due to others with allergies.

13. Access to the Lodger’s room:

The Landlord agrees to only access the Lodger’s room for the purpose of maintenance of electrics & heating &, in the case of an emergency. This will happen around every 4 weeks, or if a lodger reports a problem. Normally done when lodgers are at work to save disturbing them. IE: leaks, bulbs etcetera.

14. Condition of the property:

The Landlord agrees to keep the property reasonably fit for human habitation. With yearly checks on gas & 5 yearly checks on electrics.

There are 8 fire detectors around the property that are interlinked consisting of 2 heat, 1 co2, & 5 smoke. There is also a fire blanket in the kitchen & 1 fire extinguisher. Any damage please list below:

1.IE: Carpet burns in the main bedroom about 12” long. 2. Broken front leg on wardrobe.

15. Ending the Lodger agreement:

The Lodger/landlord agreement may be ended by either party giving no less or more than rental payment period. IE: 7-14 days if paying weekly, & 1 month if paying monthly.. All monies paid in advance are for rent & not deposits & NOT refundable as you would never be paying more than a rentable period.

16.Cancellation or postponed accommodation dates:

If a room is booked for a certain date, the minimum chargeable rental period of 1 week starts on this date & is non-refundable unless 48 hours notice is given.

When you send rental money/deposit we class this as an acceptance/signature to the lodger terms. Until then, the room is not booked.

17. Infantry :

Each lodger will be supplied with a bed, wardrobe, TV with remote, 1 set of bed linen & 4 pillows, 1 table & chair, 1 arm chair & 2 keys. Feel free to use all kitchen utensils. Please list any faults below

18. Medical:

Although not compulsory, any medical conditions can be handy to know in case of emergencies.

By signing this agreement or sending money the lodger signing below has read & agrees to the terms & conditions of living at the landlord's "Mr C Morris" personal house as an excluded occupier lodger.

Lodgers name: ?????????????? Lodger’s signature: Date:??

Landlord’s name: **Mr Chris Morris** Landlord's signature Date:??

Please read & check your happy with the details from 1-18 & sign, Will give you a photocopy.