

Lodgers agreement on residing at Chris's Accommodation within the home of:
Mr C Morris Foen Ridge Hill Rd Middleton Norfolk PE32-1RW
Phone: 01553840508 Mob: 07779231204 Email chris@chrismorris.co.uk
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Terms of stay from the above arrival date for 12 months:

Today's date: 01/04/2022

The lodger is to read & agree to all these terms on the following two pages with the above live-in landlord.

1. The lodger agrees to the term of stay & of the prepaid amount & date on page 2. All rentals are weekly based.
2. The lodger & live-in landlord must give a reasonable notice when leaving or being asked to leave. "same as paid rental period". 2 weeks or 4 weeks.
3. The lodger agrees to keep all noise to a minimum due to others' working shifts & requiring daytime sleep.
4. The lodger can use the property's address for personal use & mail. But under no circumstances be used for business of any kind.
5. One car parking space is allocated to each room.
6. The kitchen is shared by all & should be left clean for the next lodgers to use.
7. One front door & one room door key will be supplied. Lost & replacement keys at a cost to the lodger of £5 per key.
8. Lodger to return the room in the same condition as it was first taken with fair wear & tare. Damage will be charged for.
9. No pets/animals of any type inside the property. This is due to allergies of other lodgers & possible damage to property.
10. All rooms are single occupancy only. We don't mind if 1 family member or friend is staying overnight. But no longer.
11. The bathroom/WC in the main entrance hall is for the lodgers of two double bedrooms & NOT for the en-suite lodger.
12. **Strictly, We will not rent rooms to smokers or vappers. Please do this outside & also not out of windows**
13. **You must be in full-time work to reside here.**
14. Rental is minimum 4 weeks & can be paid monthly or bi-weekly after this period. Please ask if you are not sure.
15. No work-related, electrical or hand tools or similar to be stored in rooms.
16. **The rear garden is the private area** of the Landlord & is not part of the lodger's area. But feel free to use the washing line.
17. The rent is fixed for a 12 month period from the date of moving in. An increase of 8% pa will be added after this period & so on for each year. Please remember, the five items "Council tax, Water, Electric, Gas, wifi" have never come down in price. So we have to charge accordingly.
18. . Although we are insured for the property, we are not insured for the lodger's personal items. Please make sure you're covered personally.
19. Minimum rent upon leaving is for a 7 day period on all rooms. At these prices, we **do not** do a day rate. **NOTE ANY MONEY PAID UPFRONT IS NOT A DEPOSIT & PURLEY RENT.**
20. **Strictly NO electric fires or cooking in any of the rooms. You will be asked to leave if doing so.**
21. A one time **£50.00 off your rent** if you find a lodger that stays more than 28 days.

Cont on page 2.