

EXAMPLE AGREEMENT

For letting a room in a furnished property

The Property:	(Address)
The Room:	Meaning the room at the Property which has been agreed between the Tenant and the Lodger / Sub Tenant to be taken by the Lodger / Sub Tenant.
The Tenant:	(Name)
The Lodger / Sub Tenant	(Name)
The Term:	------(weeks/months) beginning on ----/----/-----
The Shared Areas:	Referring to the rooms in the Property which the Tenant has agreed can be used by the Lodger / Sub Tenant on a shared basis with the Tenant and any other persons living at the Property, including _____ _____
Early Termination:	By mutual agreement, either party may at any time end this agreement earlier than the end of the term by giving the other written notice of ----- weeks/months
Payment:	The rent shall be £ ----- per week/month payable on the first Monday of each month or the Monday of each week
The Deposit:	The deposit is the sum of £-----, which is refundable at the end of the agreement, after eligible deductions have been made
The Inventory:	Is the list of the Tenant's possessions, which the Lodger / Sub Tenant is permitted to use at the Property, including the Room
This Agreement does not confer any occupation rights on the Lodger / Sub Tenant that supersedes the Tenant's Tenancy Agreement with (insert name and address of landlord)	
Terms and Conditions	
This Agreement is personal to the Lodger / Sub Tenant and is not assignable. It will terminate automatically with no notices if the Lodger / Sub Tenant ceases to reside at the Property, or fails to make two or more of the payments that are due.	
The Lodger / Sub Tenant's obligations	
1.1	To pay monies owed (the payment) to the Tenant at the times set out in the Agreement.

1.2	To keep the interior of the Room and the shared rooms in a good and clean condition and not to cause damage to any part of the Room or Property.
1.3	Not to make any alterations to the Room or Property without the Tenant's consent.
1.4	To only use the facilities of the shared areas of the property in conjunction with the occupation of the Room.
1.5	To retain in the Room all items listed in the inventory and to keep them in a good condition.
1.6	Not to keep a pet without the tenant's consent, which should be in accordance with the Tenancy Agreement and the policy of (<i>Cartrefi Cymunedol Gwynedd</i>)
1.7	Not to cause or permit any behaviour which may be a nuisance to neighbours; nor to engage in activities which are criminal or may prejudice the insurance on the property and the Tenant's tenancy agreement.
1.8	To use the Room in a residential manner and not to run any business from it.
1.9	Not to invite visitors to the property without the Tenants consent. The Lodger / Sub Tenant will not let or share any rooms at the property or take in any Lodger / Sub Tenant or paying guest without the consent of the Tenant.
1.10	To leave the Room in a good condition at the end of the term.
1.11	To only use the storage space provided for them in the kitchen and to respect the groceries of the Tenant and not to 'borrow' items without the consent of the Tenant.
1.12	To provide the Tenant with access to the Room, subject to prior notice, to inspect the condition of the room and furniture and carry out repairs to fixtures and fittings.
The Tenant's Obligations	
2.1	To provide the Lodger / Sub Tenant with the personal right to live in the accommodation and use the shared rooms with the Tenant/ the Tenant's family (delete as appropriate).
2.2	To hold the deposit paid by the Lodger / Sub Tenant for the duration of the agreement and to repay the Lodger/ Sub Tenant the deposit at the end of the term, less any eligible deductions.
2.3	To allocate to the Lodger / Sub Tenant storage space in the kitchen for items of food and drinks and to respect the groceries of the Lodger / Sub Tenant and not to 'borrow' items without the consent of the Lodger / Sub Tenant.
2.4	To pay all taxes (Council Tax) and utility bills (electricity, water and gas [if a gas supply is provided to the property] and to ensure that the property is heated adequately and has a supply of power and hot and cold running water.
The Deposit	
3.1	The Deposit will be held by the Tenant for the duration of the agreement and refunded to the

	Lodger / Sub Tenant at the end of Term less any reasonable deduction for costs incurred by the Tenant in making good damage caused by the Lodger / Sub Tenant to the Room or Shared Rooms and to cover losses incurred by the Tenant where the Lodger / Sub Tenant failed to pay their rent. No interest is payable on the Deposit.
3.2	At any time during the Term the Tenant may apply any part of the Deposit to cover reasonable costs incurred as a result of the Lodger / Sub Tenant's breaches of obligations. The Lodger / Sub Tenant may be called upon to make additional payments to make good any losses or costs incurred by the tenant as a result of the Lodger/ Sub Tenant's actions or behaviour.
3.3	Should the Property or the Room become uninhabitable during the Term the Tenant will make a proportionate refund of any payments made by the Lodger / Sub Tenant under the agreement, unless the action of the Lodger / Sub Tenant is the cause of the Property or Room becoming uninhabitable.
The Lodger / Sub Tenant shall not have exclusive use of the Property	
Should the Tenant vacate the property or give notice of the intention to vacate the property, this Agreement will be immediately terminated and the property returned to (Cartrefi Cymunedol Gwynedd).	
Signature of Tenant:	
Signature of Lodger / Sub Tenant:	
Name and Signature of Witness:	Name: Signature:
Date:	