

UK LODGER AGREEMENT

Property Address: _____ Agreement Start Date: _____

Parties:

Landlord Full Name: _____

Landlord Address: _____

Contact Phone/Email: _____

Lodger Full Name: _____

Lodger Address: _____

Contact Phone/Email: _____

1. Term

This Agreement shall commence on the start date specified above and shall continue on a periodic basis (month-to-month) until terminated by either party in accordance with clause 9 below.

2. Lodging Premises

The Landlord agrees to provide the Lodger with the use of the specified room or rooms (the Lodging Premises) within the Property Address listed above. The Lodger is entitled to use common areas such as the kitchen, bathroom(s), and living areas, subject to reasonable house rules.

3. Rent and Payment

The Lodger agrees to pay rent of £_____ per calendar month payable in advance on the first day of each month to the Landlord by the agreed payment method. Rent includes any applicable taxes but excludes utility charges unless otherwise stated.

4. Deposit

The Lodger shall pay a security deposit of £_____ prior to occupancy, which will be held by the Landlord to cover any damages or breaches of this Agreement. The deposit will be returned within 14 days of the end of the tenancy, subject to any deductions for damages or unpaid rent.

5. Use of Premises

The Lodger agrees to use the Lodging Premises solely for residential purposes and not to conduct any business or illegal activity on the property. The Lodger shall keep the premises clean and in good repair and shall not cause any nuisance or annoyance to the Landlord or neighbors.

6. Repairs and Maintenance

The Landlord is responsible for maintaining the property in a habitable condition and carrying out necessary repairs.

The Lodger must notify the Landlord promptly of any damage or maintenance issues. The Lodger shall be liable for any damage caused by their negligence or misuse.

7. Utilities and Bills

Unless otherwise agreed in writing, the Lodger is responsible for payment of their share of utilities, including but not limited to electricity, gas, water, and internet services. The Lodger shall pay such bills promptly upon receipt of demand.

8. House Rules

The Lodger agrees to abide by any reasonable house rules established by the Landlord, which shall be provided in writing. Failure to comply with such rules may constitute a breach of this Agreement.

9. Termination

Either party may terminate this Agreement by providing at least one full calendar month's written notice to the other party. The Landlord may terminate with immediate effect if the Lodger breaches any material term of this Agreement or causes serious nuisance or damage.

10. Access to Premises

The Landlord shall provide reasonable notice (at least 24 hours where practicable) before entering the Lodging Premises, except in emergencies. Entry shall be at reasonable times and for legitimate purposes only.

11. Liability and Insurance

The Landlord shall not be liable for any loss or damage to the Lodger's personal property unless caused by negligence of the Landlord. The Lodger is advised to obtain contents insurance to cover their belongings.

12. Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the courts of England and Wales in respect of any dispute arising out of or in connection with this Agreement.

13. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements whether written or oral. Any amendments must be in writing and signed by both parties.

14. Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

15. Signatures

LANDLORD'S SIGNATURE

LODGERS'S SIGNATURE

Signature: _____

Signature: _____

Name (Print): _____

Name (Print): _____

Original source of this document:

<https://legaltemplates-uk.com/lodger-agreement/>

Did you find this template helpful?

Find more updated templates at:

<https://legaltemplates-uk.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.