

OCCUPATION CONTRACT WALES

Property Address:

Start Date:

Parties:

Licensor (Landlord) Name:

Licensor Address:

Licensee (Occupier) Name:

Licensee Address:

Recitals:

A. The Licensor is the owner of the property described above (the "Property"). B. The Licensee wishes to occupy the Property under the terms of this Occupation Contract (the "Contract"). C. This Contract grants a licence to occupy and does not create a tenancy.

1. Grant of Licence

The Licensor grants the Licensee a licence to occupy the Property for residential purposes only. This licence is personal to the Licensee and is not assignable or transferable.

2. Term

The licence commences on the Start Date and shall continue until terminated in accordance with this Contract.

3. Licence Fee

The Licensee shall pay the Licence Fee as agreed between the parties. Payment terms and frequency shall be set out in a separate schedule or agreement.

4. Use of Property

The Licensee shall use the Property in a reasonable manner and not cause any nuisance or annoyance to neighbouring occupiers.

5. Repairs and Maintenance

The Licensor shall maintain the structure and exterior of the Property. The Licensee shall keep the Property clean and notify the Licensor of any damage or repairs required.

6. Access

The Licensor reserves the right to enter the Property upon giving reasonable notice to inspect, repair, or show the Property to prospective occupiers or purchasers.

7. Utilities and Services

Unless otherwise agreed, the Licensee shall be responsible for payment of all utilities and services consumed at the Property during the term of this Contract.

8. Insurance

The Licensor shall maintain insurance covering the Property. The Licensee is responsible for insuring their own possessions and liability arising from their occupation.

9. Termination

Either party may terminate this Contract by providing written notice to the other party. The notice period shall be a minimum of four weeks.

10. Return of Property

Upon termination, the Licensee shall vacate the Property and return it in the same condition as at the commencement of the licence, reasonable wear and tear excepted.

11. Legal Status

This Contract does not create a tenancy or lease and the Licensee does not acquire security of tenure under the Housing Act 1988 or any other legislation.

12. Governing Law

This Contract shall be governed by and construed in accordance with the laws of Wales and the United Kingdom.

13. Entire Agreement

This Contract constitutes the entire agreement between the parties relating to the subject matter and supersedes all prior agreements and understandings.

14. Notices

All notices under this Contract shall be in writing and delivered by hand, post, or electronic means capable of confirmation of receipt.

15. Dispute Resolution

In the event of any dispute arising under this Contract, the parties agree to attempt to resolve the dispute through negotiation prior to commencing any legal proceedings.

16. Liability

Neither party shall be liable for any indirect or consequential loss arising from the performance or breach of this Contract.

17. Severability

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

18. Variation

No variation of this Contract shall be effective unless in writing and signed by both parties.

19. Third Party Rights

No person other than the parties to this Contract shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Contract.

20. Signatures

This Contract may be executed in counterparts each of which shall be deemed an original but all together constitute one and the same instrument.

LICENSOR'S SIGNATURE

LICENSEE'S SIGNATURE

Signature: _____

Signature: _____

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