

EXAMPLE LODGER AGREEMENT

This is a sample of an agreement between the homeowner, referred to here as The Landlord, and a Lodger.

1. Parties

Landlord's full name: _____

Landlord's address: _____

Lodger's full name: _____

2. Accommodation

Shared areas:

This should include details of shared areas, such as the living room, bathroom & kitchen.

Lodger's accommodation:

This should specify the room(s) that the Lodger has exclusive use of.

3. Start date and duration

The occupancy agreement will start on: __ / __ / ____ (“The start date”)

The occupancy agreement will end on: __ / __ / ____ (“The end date”)

4. Rent

The rent is £ ____ per calendar month, paid monthly in advance. The first payment will be paid on the agreed start date and the subsequent payments will be paid on the same date of each calendar month thereafter.

Should the Lodger fail to pay the rent the Landlord may serve a notice for payment/removal or apply to court for payment/removal.

5. Council tax and utilities

If council tax and utility bills are included in the monthly rent, then delete this section as appropriate. Alternatively, additional costs should be stated here.

The Lodger is responsible for paying their share of the council tax and utility bills. Should the Lodger fail to pay their share of the council tax and/or utility bills the Landlord may serve them a notice for payment/removal and/or apply to court for removal/payment.

6. Deposit

On or before the start date a deposit of £ _____ will be paid by the Lodger to the Landlord. The Landlord will give the Lodger a receipt for the deposit.

The landlord will be entitled at the end of the occupancy agreement to deduct from deposit any sums due by the Lodger to cover the cost of repairing or replacing any broken, damaged or lost items and the expense of making good any failure by the Lodger to fulfil any other conditions of the occupancy agreement.

The deposit or remainder of the deposit will be refunded to the Lodger within 14 days, or as soon as possible after the termination of the occupancy agreement. A list of deductions from the deposit will be attached where deductions have been made, notwithstanding fair wear and tear. Where deductions have been made from the deposit copies of receipts for any money deducted will be sent to the Lodger.

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 personal belongings.

9. Duty to take reasonable care of the property

The Lodger agrees to take reasonable care of the property and the common areas 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.

10. Respect for others

The Lodger must not act in an antisocial manner towards the Landlord 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 illegal purposes.

11. Pets

The Lodger agrees not to keep any pets without obtaining the prior written consent of the Landlord.

12. Access to the Lodger's room

The Landlord agrees not to access the Lodger's room without prior consent with at least 24-hours notice, unless in the case of an emergency.

13. Condition of the property

The Landlord agrees to take reasonable care of the property, including insuring and maintaining the building.

14. Ending the Lodger agreement

The Lodger agreement may be ended by either party giving no less than 28 days written notice.

Lodger's signature: _____	Date: __ / __ / ____
Lodger's full name: _____	
Witness's signature: _____	Date: __ / __ / ____
Witness's full name: _____	

Landlord's signature: _____	Date: __ / __ / ____
Landlord's full name: _____	Date: __ / __ / ____
Witness's signature: _____	Date: __ / __ / ____
Witness's full name: _____	Date: __ / __ / ____

Inventory

Inventory for (address): _____

Both the Landlord and the Lodger should fill in and sign this document. This should be done within the first week of the Lodger moving in. If any extra pages are attached these must be signed by both the Lodger and the Landlord. Both parties should keep a copy of this document safely with the lease agreement.

Area/Room	Description	Condition In	Condition Out	Comments
Hallway				
Bedroom				
Bathroom				
Kitchen				
Living room				

Lodger's signature: _____ Date: __ / __ / ____

Landlord's signature: _____ Date: __ / __ / ____