

Lodgers agreement on residing at Chris's Accomodation with live in landlord.

Mr C Morris Foen Ridge Hill Rd Middleton Norfolk PE32-1RW

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Lodgers Agreement between Mr C Morris "Live in landlord at the above address" & the new lodger "below" from arrival date.

Arrival date & departure date:	11/07/2021	24/07/2021
1. Lodgers full name:	Mr Chris Morris	
2. Lodgers Phone number:	01553840508	
3. Lodgers email:	mrchrismorris@hotmail.com	
4. Passport NO: "if non UK"	GB888888888888	"We will have to photocopy this"
5. Emergency contact number:	999999999999	
6. Lodgers room rented:	En-suite £130 pw	En-suite £563 pm

Terms of stay from the above arrival date for 12 months:

- The lodger is to read & agree to all these terms on the following two pages with the above live in landlord.
- The lodger agrees to the term of stay & of the prepaid amount & date "above" . All rentals are weekly based.
- The lodger & live-in landlord must give a reasonable notice when leaving or being asked to leave. "same as paid rental period".
- The lodger agrees to keep all noise to a minimum due to other's working shifts & requiring daytime sleep.
- The lodger can use the properties address for personal use & mail. But under no circumstances be used for business of any kind.
- One car parking space is allocated to each room.
- Kitchen is shared by all & should be left clean for the next lodgers to use.
- One front door & one room door key will be supplied. Lost & replacement keys at a cost to the lodger of £5 per key.
- Lodger to return room in the same condition as it was first taken with fair wear & tare. Damage will be charged for.
- Notice for lodger to leave or landlord asking to vacate is 7-14 days on bi-weekly rentals & 28 days/1 month on longer rentals .

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Cont - page 2 terms of stay

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- No pets/animals of any type inside the property. This is due to allergies of other lodgers & possible damage to property.
- All rooms are single occupancy only. We don't mind if 1 family member or friend staying over night. But no longer.
- The bathroom/WC in main entrance hall is for the lodgers of two double bedrooms & NOT for the en-suite lodger.
- Strictly, We will not rent rooms to smokers or vappers. Please do not rent a room if you smoke or Vape.**
- Sorry, but no persons on any DHS benefits or similar, & you **must be in full time work** to reside here.
- Rental is minimum 4 weeks & can be paid monthly or bi-weekly after this period. Please ask if not sure.
- No work related, electrical or hand tools or similar to be stored in rooms.
- The rear garden is the private area of the Landlord & is not part of the lodgers area. But feel free to use the washing line.
- 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, five items "Council tax, Water, Electric, Gas, wifi" have never come down in price. So we have to charge accordingly.
- Although we are insured for the property, we are not insure for lodgers personal items. Please make sure you're covered personally.
- Minimum rent upon leaving is for a 7 day period on all rooms. At these prices, we **do not** do a day rate.
- Strictly NO electric fires or cooking in any of the rooms. You will be ask to leave if doing so.**

Sorry for the long winded list of do's & don'ts, but best to be clear on the terms in the first place. Please let me know if your not sure on anything. Thanks

Please fill out lodgers form on this link <https://mrchrismorris.wixsite.com/my-site-3/lodgers-form> we will do the rest on the agreement & rent receipts.

Room condition on arrival. Please note any defects or damage in room.

I, **Mr Chris Morris** the lodger have read & agree to the terms of rental written on these pages 1 & 2.

Signature of Lodger:

Witnessed, & agreed by landlord: Mr Chris Morris

We will give you a photocopy of this agreement

Broadband/Wi-Fi: **TALKTALK1F9C31** PassWord: **RCJDAQ94**

If you prefer a bank transfer? Details are: **First Direct Bank Ac name: C Morris Sort code: 40-47-65 AC NO: 20704903**