

**Lodgers agreement on residing at Chris's Accommodation with
Mr C Morris Foen Ridge Hill Rd Middleton Norfolk PE32-1RW
Phone: 01553840508 Mob: 07779231204 Email chris@chrismorris.co.uk
Website: www.chrismorris.co.uk**

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Terms of stay from the above arrival date for 12 months: _____ Today's date: 1/1/2022

1. The lodger is to read & agree to all these terms on the following two pages with the above live in landlord.
2. The lodger agrees to the term of stay & of the prepaid amount & date on page 2 . All rentals are weekly based.
3. The lodger & live-in landlord must give a reasonable notice when leaving or being asked to leave. "same as paid rental period". 2 weeks or 4 weeks.
4. The lodger agrees to keep all noise to a minimum due to other's working shifts & requiring daytime sleep.
5. The lodger can use the properties address for personal use & mail. But under no circumstances be used for business of any kind.
6. One car parking space is allocated to each room.
7. Kitchen is shared by all & should be left clean for the next lodgers to use.
8. One front door & one room door key will be supplied. Lost & replacement keys a at a cost to the lodger of £5 per key.
9. Lodger to return the room in the same condition as it was first taken with fair wear & tare. Damage will be charged for.
10. No pets/animals of any type inside the property. This is due to allergies of other lodgers & possible damage to property.
11. All rooms are single occupancy only. We don't mind if 1 family member or friend is staying overnight. But no longer.
12. The bathroom/WC in the main entrance hall is for the lodgers of two double bedrooms & NOT for the en-suite lodger.
13. **Strictly, We will not rent rooms to smokers or vappers. Please do not rent a room if you smoke or Vaping**
14. **Sorry, but no persons on any DHS benefits or similar, & you must be in full time work to reside here.**
15. Rental is minimum 4 weeks & can be paid monthly or bi-weekly after this period. Please ask if you are not sure.
16. No work related, electrical or hand tools or similar to be stored in rooms.
17. **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.
18. 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, the five items "Council tax, Water, Electric, Gas, wifi" have never come down in price. So we have to charge accordingly.
19. . Although we are insured for the property, we are not insure for lodgers personal items. Please make sure you're covered personally.
20. Minimum rent upon leaving is for a 7 day period on all rooms. At these prices, we **do not** do a day rate.
21. **Strictly NO electric fires or cooking in any of the rooms. You will be asked to leave if doing so.**

Cont on page 2.