



112 St Alphonsus Rd

Lodger Agreement – Bedroom 2

1. Parties

The Landlord's full name: *Taryn Hauritz*

Landlord's address: *112 St Alphonsus Rd, London, SW47BN*

Landlord's tel. no: *020 8693 2169 / 078 7564 8157*

Landlord's email: *thauritz@gmail.com*

The Lodger's full name:

2. Accommodation

Shared areas:

- *Lounge, kitchen, laundry, downstairs toilet, dining room, patio, garden*

Lodger's accommodation:

- *Bedroom 2, first floor bathroom (shared with lodger in Bedroom 1)*

Landlord's accommodation:

- *Loft, bedroom 3, garden shed & garden office (from July)*

3. Start date and duration

The occupancy agreement will start on: *x/x/15* ("The start date")

The occupancy agreement will end on: *x/x/15* ("The end date")

4. Rent

The rent is *£825* per calendar month paid monthly in advance. The first payment will be paid on the 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 upon them a notice for payment/removal or apply to court for payment/removal.

5. Council tax and utilities

Council tax, tv licence, wifi, virgin media tv and all utilities are included in the monthly rent. (Landline phone not included)

6. Deposit

On the start date a deposit of £825 will be paid by the Lodger to the Landlord. The Landlord will give the Lodger a receipt for the deposit. If requested, the deposit will be put into a government-backed tenancy deposit scheme.

The Landlord will be entitled at the end of the occupancy agreement to deduct from the 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 affects.

9. Duty to take reasonable care of the property

The Lodger agrees to take reasonable care of the property and the common areas by 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. The Lodger also agrees not to walk on the carpet upstairs with shoes and they will ensure that all visitors adhere to the same policy.

10. Room alterations

Pictures may be hung on existing hooks or on a thin nail. Adhesives which mark the wall, such as Blu Tack, sellotape and drawing pins should not be used for attaching posters to the walls. The Lodger agrees not to make any other alterations to the room (such as redecoration or painting) without the Landlord's prior consent.

11. 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. Visitors are usually allowed to stay with the Lodger in Bedroom 2 with prior permission for no more than 4 nights per month (see house rules for further details).

12. Pets

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

13. 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.

14. Condition of the property

The Landlord agrees to keep the property reasonably fit for human habitation.

15. Ending the Lodger agreement

The Lodger agreement may be ended by either party giving no less than 28 days written notice. One month's deposit will be withheld if one month's notice is not given. If the Lodger is able to find a suitable replacement that the Landlord is happy with, the written notice period may be unnecessary. The tenancy will then continue from month to month from the end of this fixed period unless or until the Lodger gives notice that he/she wishes to end the Agreement.

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

Lodger's full name: _____

Witness's signature: _____ **Date:** __ / __ / __

Witness's full name: _____

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

Landlord's full name: _____

Witness's signature: _____ **Date:** __ / __ / __

Witness's full name: _____

Inventory

Inventory for: *112 St Alphonsus Rd, London, SW47BN*

Both the Landlord and the Lodger should 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. Keep a copy of this document safely with the lease agreement.

Bedroom 2 – all items as new condition

- Floor covering
- Walls & ceilings
- Window & door
- White curtains & Grey blackout curtains
- Light shade, fixtures & bulb
- Radiator
- Built-in 2metre wardrobe & drawers
- Bedside table
- Bedside lamp
- Turquoise leather chair
- White desk (Damage of 6 small holes in top of desk)
- Two wall shelves
- Fitted sheet, duvet cover, 4 pillow cases
- Duvet, 4 pillows

Shared bathroom – all items as new condition

- Floor covering
- Walls/tiles/ceiling
- Windows/locks
- Light fixtures
- Radiator
- Door/locks
- Mirror cabinet
- Shower/bath
- Toilet/sink
- Toilet roll holder
- Small bin
- Towel rail

Keys – Front door, side gate, back sliding door

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

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

House rules

- When leaving the house in the mornings and at night please make sure all of the lights are switched off.
- Please ensure to close the downstairs sliding doors if you are home alone and upstairs for more than half an hour.
- Ladies, please do not put any tampons or sanitary towels into the toilet.
- If you would like to have a guest stay over, please inform me in person or by email to let me know. I have no objection if friends or family stay for a few nights, but if you would like them to stay for longer than that, I will need to discuss a small room rental fee with you. DO NOT give the house keys or your room door keys to any unauthorized person, unless approved by myself. Failure to comply with this will result in the instant termination of your agreement, and you will be served notice.
- If you would like the cleaner to clean your room from time to time, please let me know. If not, you are required to clean your room at least once a month, to avoid a large build-up of dust.
- Please leave the kitchen and bathroom areas clean after use. Failure to do so on a regular basis will mean that you may be asked to pay for a weekly cleaner.

I agree to these house rules and terms and conditions.

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

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