

THIS LICENCE is made on the _____ day of _____ 201

BETWEEN

(1) _____ of

("the **Licensor**") of the one part;

AND

(2) _____ of
_____ (address of
parent / guardian / out of term address)
("the **Licensee**") of the other part.

WHEREAS:

A. The Licensor is the owner of the property at

(hereinafter called "**the Homeowner**")

B. The Licensor has agreed to grant to the Licensee a Licence to use

upon the terms and conditions hereinafter more particularly set
out (hereinafter called "**the Lodger**")

NOW IT IS HEREBY AGREED AND DECLARED by and between the parties (as named above and at Schedule 1) hereto as follows:

1. General

This Licence is personal to the Lodger, is not assignable, and will terminate without notice if the Lodger ceases to live at the Room or upon the manner agreed between the Homeowner and the Lodger in this Agreement.

2. Lodger Period & Minimum Notice

Delete as necessary

The period is for a term of _____ months and includes weekend / excludes weekend use¹ and includes / excludes university holidays²

- The “start date” is _____ day of _____ 201
- The “end date” is _____ day of _____ 201

The minimum Notice Period is **28 days**.

By mutual agreement, either party may at any time end this agreement earlier than the end date by giving the other party written notice of 28 days.

3. Usage

The Licence extends to the use of the following:

Please insert details

(i) Bedroom

- Room Type: Single / Double

Delete as appropriate

(ii) Bathroom

(iii) _____

(iv) _____

¹ ‘Weekend’ is defined as Friday night & Saturday night between start and end date. Weekend includes Sunday night if bank holiday weekend between start and end date.

² Holidays are defined as Halloween, Christmas, St. Patricks Day, Easter and any other official university breaks during start and end date

The Licence Fee includes reasonable use of:-

- Kitchen *[specify times below if applicable] [Homeowner should confirm below if use of the washing machine is included & storage space in kitchen (if applicable)]*

- Garden _____
- Living Room _____

4. Deposit

On or before the start date (as above), a deposit in the sum of € _____ (four weeks rent) shall be paid by the Lodger to the Homeowner.

The Homeowner shall provide a receipt for the deposit. The Homeowner shall be entitled at the end of this 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 this agreement.

The deposit (or remainder of same) shall be refunded to the Lodger within 14 days, or as soon as possible after the termination of this agreement. A list of any deductions from the deposit shall 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.

5. Rent

The rent is € _____ per calendar month paid monthly / fortnightly / weekly in advance.

The first payment shall be made on the start date (as above) and all subsequent payments shall be paid on the same date of each calendar month / same day of each week thereafter, as agreed.

Should the lodger fail to pay the rent the Homeowner may terminate this agreement and seek payment of any outstanding rent through the appropriate channels.

The rent shall be payable as follows:

- Electronic Transfer / Cash

Delete as appropriate

To: (the Homeowner)
Bank:
Address:
Account Name:
IBAN:
BIC:

Reference to be included on the narrative:

6. Household Costs

The Household costs are for:-

Include if applicable:-

- (i) Electricity
- (ii) Gas / Oil
- (iii) _____
- (iv) _____

Please select:-

These costs are fixed at € _____ per month, or,
 These are variable but shall not exceed € _____ per month.

7. Rent Review

The rent shall be reviewed at the end date (as specified above) should the Lodger wish to return for the subsequent academic year.

8. Meals

This agreement includes/excludes meals as follows:-

Meal Type	Tick as appropriate
Breakfast (Continental / Full Irish)	
Breakfast (Continental / Full Irish) & Dinner	
Dinner only	
No Meals	

Confirm below

9. Contents

The Lodger agrees that the signed inventory (see Schedule 2 attached) is complete and accurate at the beginning of this agreement.

The Lodger has a period of 7 days (from the start date) within which to make sure that the inventory is accurate and inform the Homeowner of

Other (please specify):

any mistakes.

The Homeowner 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.

10. Insurance

It is the Lodger's responsibility to insure their personal affects.

11. Visitors & Noise Levels & Rubbish

The Lodger shall not behave in an antisocial manner towards the Homeowner or any visitor to the property, make excessive noise (this includes by use of television sets / computers etc.), allow any visitors to act in an antisocial manner, leave rubbish in inappropriate places, use the property for inappropriate purposes.

The Lodger may / may not have overnight guests.

Delete as appropriate

12. Pets

The Lodger agrees not to keep pets without obtaining the prior written consent of the Homeowner

13. Miscellaneous

- a) The Lodger shall not hang or place any items (such as pictures, paintings, posters) on the walls of their bedroom. The Lodger shall not hang or allow to be hung from any window any clothes or other articles for drying out clothes or any other purpose.
- b) The Lodger shall take good 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 Homeowner property by them and will bear the costs of any costs of any repairs necessary due to such damage.

- c) The Homeowner agrees not to access the Lodger's room without prior consent with at least 24 hours notice, unless in case of an emergency.
- d) At the end date, the lodger must remove all personal possessions and ensure that their bedroom is returned clean.
- e) The lodger must return keys on the end date.
- f) The Lodger may only use the bedroom in a residential manner and may not run any business from it.
- g) Smoking is not permitted in any part of the house or garden.

14. Any other matters

Insert as required

15. Declaration and Undertaking:-

I confirm that I have read this agreement including the schedules and confirm that I understand and accept the conditions of this licence agreement.

<p>Signed: _____ The Lodger</p> <p>Print Name: _____</p> <p>Date: _____</p> <p>If the Lodger is under 18 years of age - Parent or Guardian should also sign below:-</p> <p>Signed: _____ Parent/Guardian of the Lodger</p> <p>Print Name: _____</p> <p>Date: _____</p>

<p>Signed: _____ The Homeowner</p> <p>Print Name: _____</p> <p>Date: _____</p>
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**Schedule 1
Homeowner Details:**

Name:

Address:

Tel. No.:

Lodger Details

Name:

**Home Address
(out of term):**

Tel. No.:

Next of Kin address:

Next of Kin Tel. No.: _____

**Schedule 2
Inventory:-**

Address of Property: _____

Amend/Complete as necessary

Both parties now agree that the following items are provided by the Homeowner for use of the Lodger from the Start Date to the End Date only:-

Bedroom

1. Bed
2. Chair
3. Bedside Table
4. Reading Lamp
5. Wardrobe
6. Dressing Table
7. Fitted Carpet
8. Rug
9. Curtains
10. Rubbish Bin
11. Duvet
12. Pillow x
13. Fitted Sheet
14. Blanket
15. Pillow Case x
16. Fitted Sheet
17. Flat Sheet
18. Blanket
19. Duvet Cover
20. Valance Sheet
21. Mirror
22. Wall painting x
23. Central Heating Radiator

Hall -

Bathroom -

Kitchen -

Sitting Room -

Signature of Homeowner: _____

Signature of Lodger: _____

Date:
