

EXCLUDED HOLIDAY LET AGREEMENT AND HOUSE RULES for J T Fox Homes Limited

Registered address: St Hybalds Church, Manton, Gainsborough, Lincolnshire DN21 4JT

Company no: 16374745

Registered in England and Wales

An excluded Licence agreement between the Licensor: J T Fox Homes Limited (also referred to as the host) and the Licensee/s (also referred to as the guest), as detailed on the invoice supplied

The premises is detailed on the invoice supplied / booking confirmation

The licence start and end date is detailed on the invoice supplied / booking confirmation. This is an excluded licence, the terms of which are set out in this agreement. An excluded licence as defined in Section 3A of the Protection from Eviction Act 1977. The effect of it being an excluded licence is that the owners are not obliged to give a minimum of 4 weeks notice to end the licence – in certain circumstances as set out in clause 41 The Licensor can terminate the licence immediately – and also The Licensor can recover possession of the accommodation without having to obtain a Court order.

Objectives of The Licensor

The Licensor has amongst its objectives the provision of short stay accommodation. When in the reasonable opinion of the Licensor, the licensee no longer requires the accommodation or the accommodation is no longer appropriate the Licensor will expect the Licensee to co-operate in moving to alternative accommodation.

What the Licensor and the Licensee have agreed to:

Type of Agreement

This agreement is not intended to confer exclusive possession on the Licensee nor to create the relationship of Licensor and tenant between the parties. The Licensee shall not be entitled to a tenancy, or to an assured shorthold or assured tenancy, or to any statutory protection under the Housing Act 1988 or to any other statutory security of tenure now or upon the determination of the Licence.

What and when to pay

The licence charge for the occupation of the premises at the date of this agreement shall be:

The total amount paid is detailed on the invoice / booking confirmation

The total damage deposit paid is detailed on the invoice / booking confirmation

The Licensor will provide the following services:

The licence charge covers the cost of providing the following housing services: Furniture, lighting, heating and cleaning of the premises.

Changes in Charges

The licensor may increase or decrease the charge by giving the licensee not less than one calendar month's notice in writing.

Other Changes

The licensor will not amend or add to the licence agreement unless it is reasonable to do so. The licensor will consult before making any changes to the house rules.

Access

The licensor will retain spare keys to the property and any person authorised by the licensor (which will include employees, agents and contractors) will have an absolute right of entry to the property at all times. What the licensor agrees to do:

- 1) To allow the licensee to occupy the accommodation and receive the services detailed in this agreement.
- 2) Council Tax, Electricity, Gas and Water Charges PAY THE ABOVE COSTS

3) Repairs to Structure and Exterior

To keep in good repair the structure and exterior of the building.

4) Repairs to common parts

To keep in good repair and proper working order the installations provided by the licensor for heating, water heating and sanitation and for the supply of water and electricity.

To keep in reasonable repair and fit for use all those items of furniture and fittings supplied by the licensor as listed in the inventory of furniture subject to wear and tear and any damage by the licensee.

5) External Decoration

To keep the exterior of the premises and any common parts in a good state of decoration and normally to decorate these areas when reasonably appropriate.

6) Insurance

To insure the premises but not the possessions of the licensee. The licensee is recommended to arrange insurance for the licensee's own possessions.

What the Licensee Agrees to:

1) Charges To pay the licence fee as stated in the invoice.

2) Use of the property

To use the accommodation for residential purposes only and not to use the accommodation for any illegal or immoral purposes. Not to cause, or allow invited visitors to cause, a nuisance or annoyance to other licensees, visitors, licensor, contractors or neighbours. Nor any racial and or other harassment. Not to commit, or allow invited visitors to commit, any harassment or threat of harassment particularly on the grounds of race, colour, religion, sex, sexual orientation, age or disability which may interfere with the peace and comfort of, or cause offence to other licensees, visitors, contractors or neighbours.

3) Disruption

Not to commit, or allow invited visitors to commit, any act which is likely to result in serious disruption of another licensee's right to peacefully occupy any neighbouring property or to commit any act which results in physical harm to other licensees, visitors, contractors or neighbours.

4) Illegal Drugs

The licensee must not possess, use, supply or allow anyone else to possess, use or supply any illegal drugs at the premises.

5) Noise

Not to play or allow to be played any radio, television, record, compact disc or tape recording or musical instrument so loudly that it is likely to result in a nuisance or annoyance to other licensees or can be heard outside the building.

6) Health and Safety

To comply with any health, safety or fire instructions given by the licensor and not to engage in conduct which is likely to endanger the health or safety of any residents

7) Pets

Not to keep any animal, bird, fish or reptile at the premises, unless agreed with the licensor

8) Security

To ensure that all windows are closed and all external doors are locked when leaving the accommodation at any time.

9) Damage

To maintain the accommodation in a clean and tidy state and to pay any costs incurred by the licensor in making good any damage to the property or the licensors fixtures, fittings and furnishings or to the common parts caused by the licensee or any invited visitors to the property, fair wear and tear excepted. Only the licensor or his appointed employees and contractors are authorised to carry out repairs, maintenance or alterations to the property or the licensors fixtures, fittings and furnishings.

10) Rubbish

The licensee must ensure that all rubbish is disposed of daily and placed in the rubbish bins provided by the licensor.

11) Unauthorised Alterations

Not to make any improvements, alterations or additions to the premises. Not to decorate or alter the decorations at the premises (including not to paint any internal or external part of the premises or any of the licensor's property or to apply or remove any wallpaper or wall covering or floor covering). Not to remove from the property any fixture, fitting, furnishing, furniture or any other item provided by the licensor. Not to remove or borrow any furniture from the communal areas.

Reporting Disrepair

To report to the licensor promptly any disrepair or defect for which the licensor is responsible in the premises or the common parts, or any disrepair or defect in the fixtures, fittings or furniture.

Car Parking

To use any parking facilities provided as instructed by the licensor, and not to block local roads, vehicular accesses and car parks or park unlicensed or unroadworthy vehicles in these areas. Parking of any vehicle

at the address as detailed in the invoice is done so at the owner's risk. Please check your own insurance policy to ensure you are correctly covered.

Access (letting people into the premises)

To allow the licensor, employees, or contractors acting on behalf of the licensor, access at all reasonable times to inspect the condition of the property or to carry out repairs or other works to the property or adjoining property. (Immediate access may be required in an emergency.)

Visitors

Not to take in any lodger or allow anyone else to live in the accommodation. Not to allow anyone to stay overnight in the accommodation without the permission of the licensor. Occupancy is strictly limited to the number of guests listed on the booking invoice.

Absence from premises

To inform the licensor if the licensee expects to be absent from the premises for seven days or more.

House Rules

To comply with the house rules which are detailed in this agreement. The licensor will not amend or add to the house rules unless in the opinion of the licensor it is reasonable to do so for the efficient running of the property. The licensor will consult before making any changes to the house rules.

Ending your Licence

The end date for your licence has been given on your invoice. If you wish to extend your stay, please contact us within a reasonable timeframe requesting an extended period.

Checking Out

To remove all personal possessions and rubbish and leave the property and the licensors fixtures, fittings and furnishings in good condition and repair and return the keys of the property in the lockbox by 10am on the day the licence expires. The licensor accepts no responsibility for anything left at the property by the licensee at the end of the licence and may charge for the cost of disposal of any items left behind. If a licence is terminated with immediate effect the licensor will store items for a maximum of 14 days and if the licensee has not arranged collection/removal of the items within this period the licensor will dispose of them. This will be deemed to be with the consent of the licensee. The licensor will incur no liability for any items disposed of after termination of the licence.

How the licensor can end the Licence

Termination Forthwith (ending a licence immediately). The licensor may also end the licence by written demand that the licensee leave forthwith in the case of any breach by the licensee of any of the terms of this agreement or the house rules.

Service of Notices (official notification to leave)

Any letter or notice meant for the licensee is valid if sent by letter, email, WhatsApp or text message.

The licensee agrees that this agreement including House Rules along with the Refund Policy and Damage Deposit Terms and Conditions embodies the entire understanding of the parties relating to the property and to all the matters dealt with by any of the provisions of this agreement.

The licensee accepts that they have had the opportunity of considering and taking advice on the provisions of this licence agreement before entering into it.

EXCLUDED HOLIDAY LET AGREEMENT AND HOUSE RULES for Art Lane Property

Registered address: 2 King Street, Winterton, North Lincolnshire, DN15 9RN
Mr C P Clayton, Mr A C Lugsden, Mr T S Fox trading as Art Lane Property

An excluded Licence agreement between the Licensor: Art Lane Property (also referred to as the host) and the Licensee/s (also referred to as the guest), as detailed on the invoice supplied

The premises is detailed on the invoice supplied / booking confirmation

The licence start and end date is detailed on the invoice supplied / booking confirmation. This is an excluded licence, the terms of which are set out in this agreement. An excluded licence as defined in Section 3A of the Protection from Eviction Act 1977. The effect of it being an excluded licence is that the owners are not obliged to give a minimum of 4 weeks notice to end the licence – in certain circumstances as set out in clause 41 The Licensor can terminate the licence immediately – and also The Licensor can recover possession of the accommodation without having to obtain a Court order.

Objectives of The Licensor

The Licensor has amongst its objectives the provision of short stay accommodation. When in the reasonable opinion of the Licensor, the licensee no longer requires the accommodation or the accommodation is no longer appropriate the Licensor will expect the Licensee to co-operate in moving to alternative accommodation.

What the Licensor and the Licensee have agreed to:

Type of Agreement

This agreement is not intended to confer exclusive possession on the Licensee nor to create the relationship of Licensor and tenant between the parties. The Licensee shall not be entitled to a tenancy, or to an assured shorthold or assured tenancy, or to any statutory protection under the Housing Act 1988 or to any other statutory security of tenure now or upon the determination of the Licence.

What and when to pay

The licence charge for the occupation of the premises at the date of this agreement shall be:

The total amount paid is detailed on the invoice / booking confirmation

The total damage deposit paid is detailed on the invoice / booking confirmation

The Licensor will provide the following services:

The licence charge covers the cost of providing the following housing services: Furniture, lighting, heating and cleaning of the premises.

Changes in Charges

The licensor may increase or decrease the charge by giving the licensee not less than one calendar month's notice in writing.

Other Changes

The licensor will not amend or add to the licence agreement unless it is reasonable to do so. The licensor will consult before making any changes to the house rules.

Access

The licensor will retain spare keys to the property and any person authorised by the licensor (which will include employees, agents and contractors) will have an absolute right of entry to the property at all times. What the licensor agrees to do:

- 1) To allow the licensee to occupy the accommodation and receive the services detailed in this agreement.
- 2) Council Tax, Electricity, Gas and Water Charges PAY THE ABOVE COSTS

3) Repairs to Structure and Exterior

To keep in good repair the structure and exterior of the building.

4) Repairs to common parts

To keep in good repair and proper working order the installations provided by the licensor for heating, water heating and sanitation and for the supply of water and electricity.

To keep in reasonable repair and fit for use all those items of furniture and fittings supplied by the licensor as listed in the inventory of furniture subject to wear and tear and any damage by the licensee.

5) External Decoration

To keep the exterior of the premises and any common parts in a good state of decoration and normally to decorate these areas when reasonably appropriate.

6) Insurance

To insure the premises but not the possessions of the licensee. The licensee is recommended to arrange insurance for the licensee's own possessions.

What the Licensee Agrees to:

1) Charges To pay the licence fee as stated in the invoice.

2) Use of the property

To use the accommodation for residential purposes only and not to use the accommodation for any illegal or immoral purposes. Not to cause, or allow invited visitors to cause, a nuisance or annoyance to other licensees, visitors, licensor, contractors or neighbours. Nor any racial and or other harassment. Not to commit, or allow invited visitors to commit, any harassment or threat of harassment particularly on the grounds of race, colour, religion, sex, sexual orientation, age or disability which may interfere with the peace and comfort of, or cause offence to other licensees, visitors, contractors or neighbours.

3) Disruption

Not to commit, or allow invited visitors to commit, any act which is likely to result in serious disruption of another licensee's right to peacefully occupy any neighbouring property or to commit any act which results in physical harm to other licensees, visitors, contractors or neighbours.

4) Illegal Drugs

The licensee must not possess, use, supply or allow anyone else to possess, use or supply any illegal drugs at the premises.

5) Noise

Not to play or allow to be played any radio, television, record, compact disc or tape recording or musical instrument so loudly that it is likely to result in a nuisance or annoyance to other licensees or can be heard outside the building.

6) Health and Safety

To comply with any health, safety or fire instructions given by the licensor and not to engage in conduct which is likely to endanger the health or safety of any residents

7) Pets

Not to keep any animal, bird, fish or reptile at the premises, unless agreed with the licensor

8) Security

To ensure that all windows are closed and all external doors are locked when leaving the accommodation at any time.

9) Damage

To maintain the accommodation in a clean and tidy state and to pay any costs incurred by the licensor in making good any damage to the property or the licensors fixtures, fittings and furnishings or to the common parts caused by the licensee or any invited visitors to the property, fair wear and tear excepted. Only the licensor or his appointed employees and contractors are authorised to carry out repairs, maintenance or alterations to the property or the licensors fixtures, fittings and furnishings.

10) Rubbish

The licensee must ensure that all rubbish is disposed of daily and placed in the rubbish bins provided by the licensor.

11) Unauthorised Alterations

Not to make any improvements, alterations or additions to the premises. Not to decorate or alter the decorations at the premises (including not to paint any internal or external part of the premises or any of the licensor's property or to apply or remove any wallpaper or wall covering or floor covering). Not to remove from the property any fixture, fitting, furnishing, furniture or any other item provided by the licensor. Not to remove or borrow any furniture from the communal areas.

Reporting Disrepair

To report to the licensor promptly any disrepair or defect for which the licensor is responsible in the premises or the common parts, or any disrepair or defect in the fixtures, fittings or furniture.

Car Parking

To use any parking facilities provided as instructed by the licensor, and not to block local roads, vehicular accesses and car parks or park unlicensed or unroadworthy vehicles in these areas. Parking of any vehicle at the address as detailed in the invoice is done so at the owner's risk. Please check your own insurance policy to ensure you are correctly covered.

Access (letting people into the premises)

To allow the licensor, employees, or contractors acting on behalf of the licensor, access at all reasonable times to inspect the condition of the property or to carry out repairs or other works to the property or adjoining property. (Immediate access may be required in an emergency.)

Visitors

Not to take in any lodger or allow anyone else to live in the accommodation. Not to allow anyone to stay overnight in the accommodation without the permission of the licensor. Occupancy is strictly limited to the number of guests listed on the booking invoice.

Absence from premises

To inform the licensor if the licensee expects to be absent from the premises for seven days or more.

House Rules

To comply with the house rules which are detailed in this agreement. The licensor will not amend or add to the house rules unless in the opinion of the licensor it is reasonable to do so for the efficient running of the property. The licensor will consult before making any changes to the house rules.

Ending your Licence

The end date for your licence has been given on your invoice. If you wish to extend your stay, please contact us within a reasonable timeframe requesting an extended period.

Checking Out

To remove all personal possessions and rubbish and leave the property and the licensors fixtures, fittings and furnishings in good condition and repair and return the keys of the property in the lockbox by 10am on the day the licence expires. The licensor accepts no responsibility for anything left at the property by the licensee at the end of the licence and may charge for the cost of disposal of any items left behind. If a licence is terminated with immediate effect the licensor will store items for a maximum of 14 days and if the licensee has not arranged collection/removal of the items within this period the licensor will dispose of them. This will be deemed to be with the consent of the licensee. The licensor will incur no liability for any items disposed of after termination of the licence.

How the licensor can end the Licence

Termination Forthwith (ending a licence immediately). The licensor may also end the licence by written demand that the licensee leave forthwith in the case of any breach by the licensee of any of the terms of this agreement or the house rules.

Service of Notices (official notification to leave)

Any letter or notice meant for the licensee is valid if sent by letter, email, WhatsApp or text message.

The licensee agrees that this agreement including House Rules along with the Refund Policy and Damage Deposit Terms and Conditions embodies the entire understanding of the parties relating to the property and to all the matters dealt with by any of the provisions of this agreement.

The licensee accepts that they have had the opportunity of considering and taking advice on the provisions of this licence agreement before entering into it.

EXCLUDED HOLIDAY LET AGREEMENT AND HOUSE RULES for MJ Smart Stays Limited

Registered address: The Cottage, Brook Lane, Scawby Brook, Brigg, North Lincolnshire, DN20 9JY
Company No: 17299306
Registered in England and Wales

An excluded Licence agreement between the Licensor: MJ Smart Stays Limited (also referred to as the host) and the Licensee/s (also referred to as the guest), as detailed on the invoice supplied

The premises is detailed on the invoice supplied / booking confirmation

The licence start and end date is detailed on the invoice supplied / booking confirmation. This is an excluded licence, the terms of which are set out in this agreement. An excluded licence as defined in Section 3A of the Protection from Eviction Act 1977. The effect of it being an excluded licence is that the owners are not obliged to give a minimum of 4 weeks notice to end the licence – in certain circumstances as set out in clause 41 The Licensor can terminate the licence immediately – and also The Licensor can recover possession of the accommodation without having to obtain a Court order.

Objectives of The Licensor

The Licensor has amongst its objectives the provision of short stay accommodation. When in the reasonable opinion of the Licensor, the licensee no longer requires the accommodation or the accommodation is no longer appropriate the Licensor will expect the Licensee to co-operate in moving to alternative accommodation.

What the Licensor and the Licensee have agreed to:

Type of Agreement

This agreement is not intended to confer exclusive possession on the Licensee nor to create the relationship of Licensor and tenant between the parties. The Licensee shall not be entitled to a tenancy, or to an assured shorthold or assured tenancy, or to any statutory protection under the Housing Act 1988 or to any other statutory security of tenure now or upon the determination of the Licence.

What and when to pay

The licence charge for the occupation of the premises at the date of this agreement shall be:

The total amount paid is detailed on the invoice / booking confirmation

The total damage deposit paid is detailed on the invoice / booking confirmation

The Licensor will provide the following services:

The licence charge covers the cost of providing the following housing services: Furniture, lighting, heating and cleaning of the premises.

Changes in Charges

The licensor may increase or decrease the charge by giving the licensee not less than one calendar month's notice in writing.

Other Changes

The licensor will not amend or add to the licence agreement unless it is reasonable to do so. The licensor will consult before making any changes to the house rules.

Access

The licensor will retain spare keys to the property and any person authorised by the licensor (which will include employees, agents and contractors) will have an absolute right of entry to the property at all times. What the licensor agrees to do:

- 1) To allow the licensee to occupy the accommodation and receive the services detailed in this agreement.
- 2) Council Tax, Electricity, Gas and Water Charges PAY THE ABOVE COSTS
- 3) Repairs to Structure and Exterior**
To keep in good repair the structure and exterior of the building.
- 4) Repairs to common parts**

To keep in good repair and proper working order the installations provided by the licensor for heating, water heating and sanitation and for the supply of water and electricity.

To keep in reasonable repair and fit for use all those items of furniture and fittings supplied by the licensor as listed in the inventory of furniture subject to wear and tear and any damage by the licensee.

5) External Decoration

To keep the exterior of the premises and any common parts in a good state of decoration and normally to decorate these areas when reasonably appropriate.

6) Insurance

To insure the premises but not the possessions of the licensee. The licensee is recommended to arrange insurance for the licensee's own possessions.

What the Licensee Agrees to:

1) Charges To pay the licence fee as stated in the invoice.

2) Use of the property

To use the accommodation for residential purposes only and not to use the accommodation for any illegal or immoral purposes. Not to cause, or allow invited visitors to cause, a nuisance or annoyance to other licensees, visitors, licensor, contractors or neighbours. Nor any racial and or other harassment. Not to commit, or allow invited visitors to commit, any harassment or threat of harassment particularly on the grounds of race, colour, religion, sex, sexual orientation, age or disability which may interfere with the peace and comfort of, or cause offence to other licensees, visitors, contractors or neighbours.

3) Disruption

Not to commit, or allow invited visitors to commit, any act which is likely to result in serious disruption of another licensee's right to peacefully occupy any neighbouring property or to commit any act which results in physical harm to other licensees, visitors, contractors or neighbours.

4) Illegal Drugs

The licensee must not possess, use, supply or allow anyone else to possess, use or supply any illegal drugs at the premises.

5) Noise

Not to play or allow to be played any radio, television, record, compact disc or tape recording or musical instrument so loudly that it is likely to result in a nuisance or annoyance to other licensees or can be heard outside the building.

6) Health and Safety

To comply with any health, safety or fire instructions given by the licensor and not to engage in conduct which is likely to endanger the health or safety of any residents

7) Pets

Not to keep any animal, bird, fish or reptile at the premises, unless agreed with the licensor

8) Security

To ensure that all windows are closed and all external doors are locked when leaving the accommodation at any time.

9) Damage

To maintain the accommodation in a clean and tidy state and to pay any costs incurred by the licensor in making good any damage to the property or the licensors fixtures, fittings and furnishings or to the common parts caused by the licensee or any invited visitors to the property, fair wear and tear excepted. Only the licensor or his appointed employees and contractors are authorised to carry out repairs, maintenance or alterations to the property or the licensors fixtures, fittings and furnishings.

10) Rubbish

The licensee must ensure that all rubbish is disposed of daily and placed in the rubbish bins provided by the licensor.

11) Unauthorised Alterations

Not to make any improvements, alterations or additions to the premises. Not to decorate or alter the decorations at the premises (including not to paint any internal or external part of the premises or any of the licensor's property or to apply or remove any wallpaper or wall covering or floor covering). Not to remove from the property any fixture, fitting, furnishing, furniture or any other item provided by the licensor. Not to remove or borrow any furniture from the communal areas.

Reporting Disrepair

To report to the licensor promptly any disrepair or defect for which the licensor is responsible in the premises or the common parts, or any disrepair or defect in the fixtures, fittings or furniture.

Car Parking

To use any parking facilities provided as instructed by the licensor, and not to block local roads, vehicular accesses and car parks or park unlicensed or unroadworthy vehicles in these areas. Parking of any vehicle

at the address as detailed in the invoice is done so at the owner's risk. Please check your own insurance policy to ensure you are correctly covered.

Access (letting people into the premises)

To allow the licensor, employees, or contractors acting on behalf of the licensor, access at all reasonable times to inspect the condition of the property or to carry out repairs or other works to the property or adjoining property. (Immediate access may be required in an emergency.)

Visitors

Not to take in any lodger or allow anyone else to live in the accommodation. Not to allow anyone to stay overnight in the accommodation without the permission of the licensor. Occupancy is strictly limited to the number of guests listed on the booking invoice.

Absence from premises

To inform the licensor if the licensee expects to be absent from the premises for seven days or more.

House Rules

To comply with the house rules which are detailed in this agreement. The licensor will not amend or add to the house rules unless in the opinion of the licensor it is reasonable to do so for the efficient running of the property. The licensor will consult before making any changes to the house rules.

Ending your Licence

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Checking Out

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How the licensor can end the Licence

Termination Forthwith (ending a licence immediately). The licensor may also end the licence by written demand that the licensee leave forthwith in the case of any breach by the licensee of any of the terms of this agreement or the house rules.

Service of Notices (official notification to leave)

Any letter or notice meant for the licensee is valid if sent by letter, email, WhatsApp or text message.

The licensee agrees that this agreement including House Rules along with the Refund Policy and Damage Deposit Terms and Conditions embodies the entire understanding of the parties relating to the property and to all the matters dealt with by any of the provisions of this agreement.

The licensee accepts that they have had the opportunity of considering and taking advice on the provisions of this licence agreement before entering into it.

EXCLUDED HOLIDAY LET AGREEMENT AND HOUSE RULES for J M Fox Living Limited

Registered address: 50-54 Oswald Road, Scunthorpe, England, DN15 7PQ

Company No: 17435286

Registered in England and Wales

An excluded Licence agreement between the Licensor: J M Fox Living Limited (also referred to as the host) and the Licensee/s (also referred to as the guest), as detailed on the invoice supplied

The premises is detailed on the invoice supplied / booking confirmation

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Objectives of The Licensor

The Licensor has amongst its objectives the provision of short stay accommodation. When in the reasonable opinion of the Licensor, the licensee no longer requires the accommodation or the accommodation is no longer appropriate the Licensor will expect the Licensee to co-operate in moving to alternative accommodation.

What the Licensor and the Licensee have agreed to:

Type of Agreement

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The total damage deposit paid is detailed on the invoice / booking confirmation

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The licence charge covers the cost of providing the following housing services: Furniture, lighting, heating and cleaning of the premises.

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The licensor may increase or decrease the charge by giving the licensee not less than one calendar month's notice in writing.

Other Changes

The licensor will not amend or add to the licence agreement unless it is reasonable to do so. The licensor will consult before making any changes to the house rules.

Access

The licensor will retain spare keys to the property and any person authorised by the licensor (which will include employees, agents and contractors) will have an absolute right of entry to the property at all times. What the licensor agrees to do:

1) To allow the licensee to occupy the accommodation and receive the services detailed in this agreement.

2) Council Tax, Electricity, Gas and Water Charges PAY THE ABOVE COSTS

3) Repairs to Structure and Exterior

To keep in good repair the structure and exterior of the building.

4) Repairs to common parts

To keep in good repair and proper working order the installations provided by the licensor for heating, water heating and sanitation and for the supply of water and electricity.

To keep in reasonable repair and fit for use all those items of furniture and fittings supplied by the licensor as listed in the inventory of furniture subject to wear and tear and any damage by the licensee.

5) External Decoration

To keep the exterior of the premises and any common parts in a good state of decoration and normally to decorate these areas when reasonably appropriate.

6) Insurance

To insure the premises but not the possessions of the licensee. The licensee is recommended to arrange insurance for the licensee's own possessions.

What the Licensee Agrees to:

1) Charges To pay the licence fee as stated in the invoice.

2) Use of the property

To use the accommodation for residential purposes only and not to use the accommodation for any illegal or immoral purposes. Not to cause, or allow invited visitors to cause, a nuisance or annoyance to other licensees, visitors, licensor, contractors or neighbours. Nor any racial and or other harassment. Not to commit, or allow invited visitors to commit, any harassment or threat of harassment particularly on the grounds of race, colour, religion, sex, sexual orientation, age or disability which may interfere with the peace and comfort of, or cause offence to other licensees, visitors, contractors or neighbours.

3) Disruption

Not to commit, or allow invited visitors to commit, any act which is likely to result in serious disruption of another licensee's right to peacefully occupy any neighbouring property or to commit any act which results in physical harm to other licensees, visitors, contractors or neighbours.

4) Illegal Drugs

The licensee must not possess, use, supply or allow anyone else to possess, use or supply any illegal drugs at the premises.

5) Noise

Not to play or allow to be played any radio, television, record, compact disc or tape recording or musical instrument so loudly that it is likely to result in a nuisance or annoyance to other licensees or can be heard outside the building.

6) Health and Safety

To comply with any health, safety or fire instructions given by the licensor and not to engage in conduct which is likely to endanger the health or safety of any residents

7) Pets

Not to keep any animal, bird, fish or reptile at the premises, unless agreed with the licensor

8) Security

To ensure that all windows are closed and all external doors are locked when leaving the accommodation at any time.

9) Damage

To maintain the accommodation in a clean and tidy state and to pay any costs incurred by the licensor in making good any damage to the property or the licensors fixtures, fittings and furnishings or to the common parts caused by the licensee or any invited visitors to the property, fair wear and tear excepted. Only the licensor or his appointed employees and contractors are authorised to carry out repairs, maintenance or alterations to the property or the licensors fixtures, fittings and furnishings.

10) Rubbish

The licensee must ensure that all rubbish is disposed of daily and placed in the rubbish bins provided by the licensor.

11) Unauthorised Alterations

Not to make any improvements, alterations or additions to the premises. Not to decorate or alter the decorations at the premises (including not to paint any internal or external part of the premises or any of the licensor's property or to apply or remove any wallpaper or wall covering or floor covering). Not to remove from the property any fixture, fitting, furnishing, furniture or any other item provided by the licensor. Not to remove or borrow any furniture from the communal areas.

Reporting Disrepair

To report to the licensor promptly any disrepair or defect for which the licensor is responsible in the premises or the common parts, or any disrepair or defect in the fixtures, fittings or furniture.

Car Parking

To use any parking facilities provided as instructed by the licensor, and not to block local roads, vehicular accesses and car parks or park unlicensed or unroadworthy vehicles in these areas. Parking of any vehicle

at the address as detailed in the invoice is done so at the owner's risk. Please check your own insurance policy to ensure you are correctly covered.

Access (letting people into the premises)

To allow the licensor, employees, or contractors acting on behalf of the licensor, access at all reasonable times to inspect the condition of the property or to carry out repairs or other works to the property or adjoining property. (Immediate access may be required in an emergency.)

Visitors

Not to take in any lodger or allow anyone else to live in the accommodation. Not to allow anyone to stay overnight in the accommodation without the permission of the licensor. Occupancy is strictly limited to the number of guests listed on the booking invoice.

Absence from premises

To inform the licensor if the licensee expects to be absent from the premises for seven days or more.

House Rules

To comply with the house rules which are detailed in this agreement. The licensor will not amend or add to the house rules unless in the opinion of the licensor it is reasonable to do so for the efficient running of the property. The licensor will consult before making any changes to the house rules.

Ending your Licence

The end date for your licence has been given on your invoice. If you wish to extend your stay, please contact us within a reasonable timeframe requesting an extended period.

Checking Out

To remove all personal possessions and rubbish and leave the property and the licensors fixtures, fittings and furnishings in good condition and repair and return the keys of the property in the lockbox by 10am on the day the licence expires. The licensor accepts no responsibility for anything left at the property by the licensee at the end of the licence and may charge for the cost of disposal of any items left behind. If a licence is terminated with immediate effect the licensor will store items for a maximum of 14 days and if the licensee has not arranged collection/removal of the items within this period the licensor will dispose of them. This will be deemed to be with the consent of the licensee. The licensor will incur no liability for any items disposed of after termination of the licence.

How the licensor can end the Licence

Termination Forthwith (ending a licence immediately). The licensor may also end the licence by written demand that the licensee leave forthwith in the case of any breach by the licensee of any of the terms of this agreement or the house rules.

Service of Notices (official notification to leave)

Any letter or notice meant for the licensee is valid if sent by letter, email, WhatsApp or text message.

The licensee agrees that this agreement including House Rules along with the Refund Policy and Damage Deposit Terms and Conditions embodies the entire understanding of the parties relating to the property and to all the matters dealt with by any of the provisions of this agreement.

The licensee accepts that they have had the opportunity of considering and taking advice on the provisions of this licence agreement before entering into it.