



OCCUPATION LICENCE AGREEMENT

DATE	
LICENSOR	Zetetick Housing
LICENSEE	
LICENSOR ADDRESS	Innovation Centre, Highfield Drive St Leonards on Sea, East Sussex, TN38 9UH
ACCOMMODATION	
START DATE	
DURATION OF LICENCE	Four weeks
LENGTH OF TERMINATION NOTICE REQUIRED	ONE WEEK
LICENCE FEE	£XXX PER WEEK
DEPOSIT	NIL
PERMITTED USE	To use the accommodation as a private dwelling for sole occupation by the Licensee and for no other purpose.

THIS LICENCE AGREEMENT is made on the date specified above **BETWEEN** the Licensor and the Licensee. The Licensor grants and the Licensee takes a Licence to use the Accommodation on the terms set out in:

- 1: ***The Schedule above, and***
- 2: ***The Conditions stated hereafter – together, referred to as ‘The Terms’***

ON BEHALF OF THE LICENSOR

THE LICENSEE

Sign:.....

Sign:.....

Name:.....

Name: Manuel Harris

Position:.....

Date:.....

Date:.....

The Terms

The Licensee agrees with the Licensor:

Fee & charges

To pay the Fee on the days and in the manner specified to the Licensor

To pay promptly to the authorities to whom they are due outgoings including but not limited to telephone (if any) relating to the Property but excluding those outgoings for which the Licensor is responsible under this Agreement, including any which are imposed after the date of this Agreement (even if of a novel nature) and to pay the total cost of any re-connection fee relating to the supply of telephone if the same is disconnected. The Licensee will not change supplier for any of the utility services (i.e. gas, electricity, water, telephone, etc.). The Licensee is to ensure that a valid television licence is in force for any television being used at the Property from time to time during the Duration of Licence and the Licensee is to pay for such licence.

Use of the Accommodation

Not to assign charge sublet or part with or share possession or occupation of the Accommodation (whether in whole or in part) or let any other person live at the Accommodation.

Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Accommodation.

Not to do or permit or suffer to be done in or on the Accommodation any act or thing which may be a nuisance damage or annoyance to the Licensor or to the other occupiers of the Accommodation or to the occupiers of the neighbouring premises, or which may void any insurance of the Accommodation or cause the premiums to increase

Not to keep any animals, reptiles or birds (or other living creatures that may cause damage to the Property or to the Accommodation, or annoyance to neighbours) on the Property or elsewhere in the Accommodation without written permission from the Licensor.

Not to use the Accommodation for any illegal or immoral purposes

This Licence is conditional upon and subject to the Licensee agreeing to accept care support, as identified within their individual care support plans, from an approved Registered Domiciliary Care Provider on behalf of the Licensor.

Repairs

Not to damage or injure the Property or Contents or the Accommodation or make any alteration or addition to them or without the Licensor's prior written consent to redecorate the Property or the Accommodation.

To keep the interior of the Accommodation and the Contents in good and clean condition and complete repair (reasonable wear and tear excepted)

To immediately pay the Licensor the value of replacement of any furniture or effects (whether in the Property or in the Accommodation) lost damaged or destroyed in consequence of the actions of the Licensee or at the option of the Licensor, replace immediately any furniture or effects lost damaged or destroyed, and not to remove or permit to be removed any furniture or effects from the Property or from the Accommodation.

That the Licensor or any person authorised by the Licensor may at reasonable times of the day on giving 24 hours' notice (unless in the case of an emergency) enter the Accommodation for the purpose of viewing, inspecting its condition and state of repair

Not to alter or change or install any locks on any doors or windows in or about the Property or the Accommodation or have any additional keys made for any locks without the prior written consent of the Licensor.

To notify the Licensor promptly of any disrepair, damage or defect in the Property or the Accommodation or of any event which causes damage to the Property or the Accommodation or which may give rise to a claim under the insurance of the Accommodation.

Not to introduce into the Accommodation any portable heaters fired by liquid or bottled gas fuels without the Licensor's prior written consent.

End of Agreement

To return the Accommodation and Contents at the expiration or sooner determination of the Licence in the same clean state or condition as they shall be in at the commencement of the Agreement.

To pay for any reasonable cleaning services that may be required to reinstate the Accommodation to the same order that it was provided at the commencement of the Licence including the washing or cleaning of all linen, bedding, carpets and curtains which shall have been soiled during the occupation of the Accommodation.

To leave the Contents at the end of the Agreement in approximately the same places in which they were positioned at the commencement of the Licence.

To return the keys of the Accommodation to the Licensor on the agreed termination date, or the end of the Agreement (whichever is sooner). The Licensee also agrees to pay for any reasonable charges incurred by the Licensor in securing the Accommodation against re-entry where keys are not returned

The Licensor agrees with the Licensee that:

Provided the Licensee shall pay the Fee and perform the agreements on his part already referred to, the Licensor shall permit the Licensee to have quiet enjoyment of the Accommodation without interruption by the Licensor or his Agent

The Licensor will return to the Licensee any rent payable for any period during which the Accommodation may have been rendered uninhabitable by fire or any other risk which the Licensor has insured save where any such insurance has been rendered void or voidable or any insurance moneys refused (in whole or in part) due to any act or omission on the part of the Licensee or any other persons at the Property or the Accommodation with the Licensee's consent or licence.

Subject to the receipt of the Fee the Licensor will pay the outgoings in respect of Accommodation as listed on Appendix 2 attached to this Agreement.

The Licensor shall be responsible for testing all smoke detectors (if any) fitted in the Property and in the Accommodation on a regular basis and replace the batteries as necessary.

Licence Agreement – Appendix 1

FIXTURES / FITTINGS AND FURNITURE SUPPLIED AS PART OF LICENCE AGREEMENT

Communal Areas:

LOUNGE:

KITCHEN:

BATHROOM:

BEDROOM 1:

BEDROOM 2:

Licence Agreement – Appendix 2

<u>Rent Calculations:</u>	(£)
<u>Eligible Rent</u>	
Unfurnished Core Rent Property	£XXX
<u>SERVICE CHARGES:</u>	
External Window Cleaning	
Internal & External Maintenance	
Grounds Maintenance	
Lighting - communal apportionment	
Heating - communal apportionment	
Communal Laundry Facilities	
External & Internal cleaning communal windows/carpets	
H&S Charges - Water Safety	
H&S Charges - Electrical Safety	
H&S Charges - Pest Control	
H&S Charges - Fire Prevention & Detection	
Communal Lifts/Stair-Lifts	
Communal Telephone Line (Install & rental only)	
Adaptations to communal areas	
Provision of access to free-to-air TV	
Management/Admin of eligible services	
Furniture & Domestic Appliances Rental Charge	
TOTAL ELIGIBLE SERVICE CHARGE	£XXX
<hr/>	
SUB – TOTAL	£XXX
<u>Non Eligible Rent</u>	
Tenant Service Charge	15.00
TOTAL RENT	£XXX