

Lodger Agreement UK

Governed by the Housing Act 1988 (Schedule 1), Protection from Eviction Act 1977, Tenant Fees Act 2019, Immigration Act 2014

This Agreement is made between:

- **Landlord:** Full Name: _____
- **Address:** _____
- **Lodger:** Full Name: _____
- **Date:** _____

1. The Room and Nature of Occupation

The Landlord grants the Lodger the right to occupy the _____ room at:

Property Address: _____

- **No Exclusive Possession:** This agreement is a licence to occupy and does not create a tenancy.
The Landlord retains control of the Property and may access the Room at reasonable times for cleaning, maintenance, or inspection.
- **Right to Rent:** The Landlord has carried out the required identity checks under the Immigration Act 2014 to verify the Lodger's lawful right to reside in the United Kingdom prior to the commencement of this Agreement.

2. Term

The Agreement begins on _____ and will continue on a **periodic** basis of _____ until terminated by either party giving written notice.

3. Rent and Bills

- **Rent:** £_____ per _____, payable on _____
- **Bidding Wars:** The Landlord confirms the advertised rent is £_____ and no higher offers have been invited or accepted.
- **Included in Rent:** _____
- **Excluded:** _____

4. Shared Areas

The Lodger shall have shared access to: _____

5. House Rules and Obligations

- **Conduct:** The Lodger agrees to live in a lodger-like manner, keeping the Room tidy and respecting the Landlord's reasonable enjoyment of the home.
- **Guests:** No overnight guests are permitted without the Landlord's prior written consent.
- **Pets:** The Lodger may request permission to keep a pet. The Landlord shall consider such requests reasonably and shall not withhold consent without justification.

6. Termination

Either party may terminate this Agreement by giving _____ days' written notice.

The Landlord may terminate with immediate effect if the Lodger commits a serious breach of this Agreement. Where an excluded occupier refuses to vacate after lawful notice, the Landlord may pursue a possession order via the County Court under Part 55 of the Civil Procedure Rules.

7. Deposit

The Lodger shall pay a deposit of £_____ (maximum 5 weeks' rent under the Tenant Fees Act 2019).

As this is a licence to occupy, the deposit is not subject to statutory scheme protection.

It will be returned within _____ days of the end of occupation, less any reasonable deductions.

8. Governing Law

This Agreement is governed by the laws of **England and Wales**.

9. Signatures

Landlord: _____

Full Name (print): _____

Date: _____

Lodger: _____

Full Name (print): _____

Date: _____

This document is for use in England only and must not be used in Scotland, Wales, or Northern Ireland, where housing laws differ materially. A resident landlord may accommodate a maximum of 2 lodgers before the property becomes an HMO, which may require mandatory licensing from the local authority under the Housing Act 2004. The Landlord must verify the Lodger's right to rent under the Immigration Act 2014 and retain copies of identity documents prior to occupation.