

Room Rental Agreement UK

Governed by the Housing Act 1988 (as amended by the Renters' Rights Act 2025), Protection from Eviction Act 1977, Housing Act 2004, Tenant Fees Act 2019

Landlord Status (tick one):

- ☐ Resident Landlord — lives in the Property (Excluded Licence: Protection from Eviction Act 1977 s.3A)
- ☐ Non-Resident Landlord — does not live in the Property (Assured Periodic Tenancy: Housing Act 1988)

This Agreement is made between:

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

1. The Room and Nature of Occupation

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

Property Address: _____

- **No Exclusive Possession:** This agreement is a licence to occupy (if a resident landlord) or an assured periodic tenancy (if non-resident). The Landlord retains the right to access the Room at reasonable times for cleaning, maintenance, or inspection with appropriate notice.
- **Right to Rent:** The Landlord has verified the Occupier's lawful right to reside in the United Kingdom by inspecting original identity documents, in accordance with the Immigration Act 2014.

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 Occupier shall have shared access to: _____

5. House Rules and Obligations

- **Conduct:** The Occupier agrees to keep the Room tidy and to respect the reasonable enjoyment of all other occupants and the Landlord.
- **Guests:** No overnight guests are permitted without the Landlord's prior written consent.
- **Pets:** The Occupier may request permission to keep a pet. The Landlord shall consider such requests reasonably and shall not withhold consent without reasonable justification.

6. Termination

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

For non-resident landlord room rentals, the Occupier (as an assured periodic tenant) may give a minimum of 2 months' written notice at any time. The Landlord may only seek possession via a valid Section 8 ground; Section 21 no-fault evictions are abolished. For resident landlord arrangements, the Landlord may terminate with reasonable notice aligned to the rent period.

7. Deposit

The Occupier shall pay a deposit of £_____

(Maximum 5 weeks' rent under the Tenant Fees Act 2019.)

Non-resident landlord: the deposit must be protected in a government-authorised tenancy deposit scheme within 30 days of receipt, and the prescribed information must be served on the Occupier (Housing Act 2004, s.213).

Resident landlord: no statutory protection scheme is required.

The deposit will be returned within _____ days of the end of occupation, less reasonable deductions.

8. Governing Law

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

9. Signatures

Landlord: _____

Full Name (print): _____

Date: _____

Occupier: _____

Full Name (print): _____

Date: _____

This document is for use in England only. A resident landlord may accommodate a maximum of 2 occupiers before the property becomes an HMO (Housing Act 2004, Schedule 14). Properties let to 5 or more unrelated persons in 2+ households require mandatory HMO licensing from the local authority. Non-resident landlords must register on the Private Rented Sector Database before marketing the room. This document must not be used in Scotland, Wales, or Northern Ireland.