

## HOUSE / FLAT SHARE AGREEMENT (RESIDENT OWNER)

**NOTES TO PROPERTY OWNER:**

*This Agreement is to be used for letting a room in the house or flat which you currently occupy as your principal residence so as not to create an assured tenancy.*

<b>Date of Agreement:</b>	
<b>Owner:</b>	[name of owner] whose address is the Property address Tel. No.: Email:
<b>Sharer:</b>	[name of sharer] whose address is:  Tel. No.: Email:
<b>Property Address:</b>	
<b>Room:</b>	The room at the Property which has been designated by the Owner and agreed to by the Sharer, measuring approximately _____ x _____ square metres
<b>Inventory:</b>	The list of fixtures, fittings and personal property of the Owner at the Property, signed by both the Owner and the Sharer
<b>Term:</b>	_____ months, commencing on _____ [insert date] and ending on _____ [insert date]
<b>Payments:</b>	£_____ per month, payable in advance on the ____ day of each month <i>[alternative payment clause: payable in equal payments of £_____ on the _____ and _____ of each month</i>
<b>Deposit:</b>	£_____ payable upon execution of this Agreement
<b>Early Termination:</b> <i>[delete if not applicable]</i>	Either party may at any time end this Agreement before the end of the Term by giving the other party _____ [days' / weeks' / months'] written notice.

THIS HOUSE / FLAT SHARE AGREEMENT comprises the above particulars and the terms and conditions hereinafter set forth, whereby the Property is licensed by the Owner and taken by the Sharer for occupation during the Term, upon making the Payment.

### 1. Obligations of Sharer

- (a) The Sharer shall pay the Payment at the times and in the manner set out in the particulars on the face of this Agreement.
- (b) The Sharer agrees to pay interest at the rate of \_\_\_\_% above the Base Lending Rate for the time being of the \_\_\_\_\_ [bank] on any Payment or other money due from the Sharer under this Agreement which is more than fourteen (14) days in arrears in respect of the period from when the same became due until the date that it is paid.
- (c) The Sharer shall pay his/her proportionate share of the costs according to use of all charges in respect of any electric, gas, water, telephone, and television services used at or supplied to the Property, and Council Tax or any similar tax that might be charged in addition to or replacement of it during the Term.

THIS IS A 4-PAGE DOCUMENT.