

Date:20__

(1) **Oxford Overseas Student Housing Association Limited**

and

(2)

(Name of proposed occupier)

LICENCE AGREEMENT for

Roomat Banbury Road, Oxford, OX2 6JX

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TERMS OF THE LICENCE

1 LICENSOR

1.1 The Licensor is Oxford Overseas Student Housing Association Limited and will be referred to in this Licence Agreement as "we", "us" or "our".

2 OUR ADDRESS

2.1 Our address is 117 Banbury Road, Oxford, OX2 6JX and this is our address for receiving legal notices or any other communications arising from this Licence.

3 LICENSEE

3.1 The Licensee is: (Throughout this Licence Agreement, the Licensee will be referred to as "you" or "your").

4 THE ROOM

4.1 This Licence permits you to occupy room or such other room as we may in any way permit you to move to. (Throughout this Licence Agreement, this room will be referred to as "the Room") atBanbury Road, Oxford, OX2 6JX (Throughout this Licence Agreement this address will be referred to as "the Property").

4.2 This Licence permits you to occupy the Room for the purpose of enabling you to pursue a designated course of study at

.....

4.3 The Room is furnished. By this Agreement we grant you the right to use that furniture together with all communal parts of the Property.

4.4 This Licence begins on and will end on.....

4.5 Clean linen will be available from the linen store, and should be changed weekly.

4.6 The Room that is the subject of this Licence is owned by the Oxford Overseas Student Housing Association Limited which is an exempt charity.

4.7 The grant of this Licence does not provide any security of tenure to you.

5 OCCUPATION CHARGE

The Occupation Charge is £..... per night / month for room from..... to.....

The Occupation Charge is £..... per night / month for room from..... to.....

5.1 The Occupation Charge may be increased or decreased if we allow you to move to another room, in which case you will be notified of the new Occupation Charge.

5.2 You must pay the Occupation Charge monthly in advance by the fifth working day of each calendar month.

5.3 The first payment of £..... is due on

5.4 If you are staying longer than 28 days you must pay to us a deposit of £ 200.00 as security towards your liability for breach of any terms of this Agreement before you occupy the Room.

6 OCCUPATION OF THE ROOM

- 6.1 You must comply with the terms of this Licence and make sure that people living with you or visiting you, including children, comply with the terms of this Licence. If you do not, you will be liable for any breach of this Licence committed by them.
- 6.2 You, members of your household and invited visitors must keep the inside of the Room clean and in reasonable decorative order at all times until the end of this Licence.
- 6.3 You must not remove from the Room any of the furniture provided by us and shall keep such furniture in their present state of repair and condition (reasonable wear and tear accepted).
- 6.4 You must not permit any person, who is not a member of your household, to live or sleep at the Room other than a permitted temporary guest.
- 6.5 You must only use the Room as residential accommodation and not for business purposes.

7 ACCESS BY US TO THE ROOM

- 7.1 You must allow the cleaner access at all reasonable hours of the day to clean the Room.
- 7.2 You must allow our employees and/or contractors access at all reasonable hours of the day to inspect the condition of the Room or any installations at the Room or to carry out repairs or other works at the Room or at an adjoining property.
- 7.3 We will normally give you at least 24 hours notice when we require access to the Room but in some circumstances it may be necessary for us to give you less than 24 hours notice and immediate access may be required occasionally.
- 7.4 You must allow access to our contractor or agents to undertake regulatory inspections such as, but not limited to, checking of electrical installations, and monitoring fire detection and alarm systems.

8 ANTI-SOCIAL BEHAVIOUR

- 8.1 You, your Household and your invited visitors must not do anything which causes a nuisance or annoyance, or is likely to cause a nuisance or annoyance, to any person living in or visiting the locality of the Property. (This includes those attending the Room on behalf of us or others on lawful business in the locality of the Property).

9 OUR POLICIES

- 9.1 You must comply with our Internet, Cancellation and Guest policies, copies of which have been sent to you by email and which are available upon request.

10 COMMUNAL AREAS

- 10.1 We will regularly clean the communal areas of the Property.
- 10.2 You must keep clean and put away any cooking and/or eating appliances and/or utensils which you may use in any communal area.

11 SMOKING

- 11.1 You must not smoke in the Room or in any of the communal areas of the Property at any time.

12 PETS

- 12.1 You must not keep at the Room or Building any pet(s).

13 HEALTH AND SAFETY

- 13.1 You must, at all times, act in a careful and responsible manner, to ensure that the health and safety of anyone else is not adversely affected.
- 13.2 You must not store anything at the Room that is dangerous or may become dangerous or might cause fire, flood or other damage to your home or other properties in the locality.
- 13.3 You must not keep in the Room items larger than a suitcase (for example, additional furniture or sports equipment).
- 13.4 You must not use or keep in the room any sort of space heater or electric blanket or air conditioning unit.
- 13.5 All your own electrical or electronic equipment must be checked and tested by a member of staff.
- 13.6 Some kitchen equipment is provided. You may not use any other cooking appliance or piece of electric kitchen equipment without permission, which will only be given subject to testing. Such appliances and equipment must only be used in a kitchen.
- 13.7 You must not use candlesticks, tea lights, incense sticks or any other form of flame in the room.

14 ENDING THIS LICENCE

- 14.1 If you have stayed at NOOC for two academic terms or less you can shorten your stay by up to 1 week by giving us 28 days' notice of the change. If you have stayed with us for more than two academic terms, you may end this Licence by serving a Notice to Quit on us, giving us 28 days' notice of the change.
- 14.2 If you breach any of the terms of this Licence, we may end this Licence by serving a Notice to Quit on you, giving you four weeks' notice.

15 MOVING OUT

- 15.1 The Room, together with any fixtures and fittings including any furniture provided by us, should be left in a clean condition and in good decorative order when you leave. If you fail to comply with this requirement, we will be entitled to recover from you the costs of putting the Room and/or the furniture into a reasonable condition.
- 15.2 We may dispose of any items belonging to you left at the Room after you leave. We will be entitled to recover from you our costs of disposing of items belonging to you left at the Room.

Signed by or on behalf of the Licensor:

Print Name:

I have been given an opportunity to read the terms of this Licence Agreement.

I understand that I should not sign it unless I am prepared to agree to keep the terms.

Signed by the Licensee:

Print Name: