APRIL 2013

LICENCE LODGING AGREEMENT FOR "RENT A ROOM"

7 Hillcrest, Thickwood Estate, Colerne, Chippenham, Wiltshire. SN14 8 BP

The annex is classified as part of the house "7 Hillcrest" and is used in conjunction with and ancillary to the house, as such

"We are permitted to enter as required".

- We will provide clean bed linen and towels weekly and collect from your room (special arrangements will be made when we are away).
- There is a communal washing machine in the garage and can be used to launder your personal clothing.
- If you use the kitchen or lounge you must keep it clean and tidy. Pots, pans & plates etc. must be washed after use.
- Waste bins must be emptied regularly, especially, if you are away for a day or longer. Please recycle as much as possible. Keep room clean and tidy; spot inspections can be carried out at any time.
- Please use the summer house and garden at your leisure.
- Be a good neighbour to other residents of Thickwood Estate. If you return late consider noise of cars, slamming of doors and shouting. Music, television volume etc. must not be excessive, especially during summer months when windows are open.
- Inform us if you stay away overnight. We, in turn, will inform you when we are going to be away.
- You must not tamper with the smoke detectors or CO Monitor; we will check them as required.
- Smoking is not permitted in our accommodation.
- Be a responsible person and care for the property. No damage to walls, by additional picture hooks, shelves etc., unless we grant permission.
- Report any breakages and pay to replace the damaged items.
- No pets are allowed.
- No people to stay overnight.
- No non-prescription drugs; that is drugs that can't be purchased at a pharmacy.
- If you lose the keys, you must inform us immediately. You will then pay for replacement locks.

- The fully furnished room is located in the annex and will cost [redacted] per calendar month (reviewed every April), to be paid in advance by the 1st of the month either by cheque or by standing order to our bank account. Failure to pay on time could result in you being asked to leave.
- Personal insurance is required for you own personal items.
- The agreement includes all rates (water/council tax), electric bills, broadband access. Heating should be off if the windows are wide open. It is your responsibility to ascertain whether a television licence is required to watch our television in the lounge.
- One Calendar months' notice is required by either party to terminate this agreement.

If any problems arise Caroline Pollitt, Housing Officer, Lucknam Park, will be contacted to help resolve. [redacted]

Phone [redacted]

Please sign and date below to confirm that you agree with the above Agreement and retain a copy for your records.

SIGNED; [redacted]	**SI** [redacted]
Dated; 10th April 2013 **Moving in date** Fri 12th April 2013	**Dated;** 10th April 2013 **Received** [redacted] **Part month payment**
Marcus Kenrick "Rent a Room" Lodger	Anita & Robert Brain Resident Owners
[redacted]	[redacted]