**House Share Agreement**

This tenancy agreement dated ..................../........./.................... is

**BETWEEN:**

The Landlord

Address:

Tel:

**AND**

.................................................(Tenant)

Mobile:.....................................................

Social worker:...........................................

Next of Kin details:...................................

..................................................................

**IN CONSIDERATION OF:** The Landlord letting a certain room to the Tenant, The Tenant letting the room from the Landlord and the mutual benefits and obligations provided in this agreement.

The Tenant should be in agreement to the following:

**A.** The Landlord is the owner of residential property available for rent and is legally entitled to grant this tenancy/terminate tenancy.

**B.** The Tenant agrees to abide by ALL the rules put forward by the Landlord.

**LET PROPERTY:**

The Landlord agrees to let the Tenant the room in the house, which will be housing a number of other occupants. The property is to be used as residential premises only. Neither the premises nor the property within the premises is to be used for the purpose of carrying out a business, profession, or trade of any kind.

The Tenant will have sole occupation of the room (unless organised previously with The Landlord)

The Tenant is to be in agreement that they will share the Kitchen/Bathroom and Utility Room with the other occupants in the house and keep to a high standard of cleanliness.

No pets or animals are to be kept on the premises unless previously agreed by The Landlord.

No smoking in the rooms or in the communal rooms within the property by either The Tenants or their visitors.

The Landlord has provided a furnished room and The Tenant should use and maintain this room and the property within it to a reasonable standard. Any furnishings that are damaged by The Tenant will have to be fixed by themselves (covering the cost of repairs/new items themselves)

When a fire alarm is sounded The Tenant should evacuate the premises, not stopping to collect any belongings and assemble at this address: **…...**

All Tenants are expected to be polite and courteous to the others tenants/young people and the staff at their accommodation. This includes being considerate when watching TV late at night in their rooms, playing music at a reasonable level and any other activities that could be disruptive to the others living on the premises.

Either the Tenant or their visitors are to bring drugs, weapons or alcohol into the building. If these are found on any person or in any of their rooms The Tenant will be evicted and the police will be informed if necessary.

All Tenants will be subject to unannounced room searches, provided there are relevant reasons. For example - stolen property or illegal drugs. This search will be carried out with two members of staff present. We will also endeavour to do such searches with the Tenant present to avoid unnecessary claims.

Signing this document is confirmation that all of the above has been understood:

Signed by Landlord:.................................... Name:.......................................................

Date:............................................................

Signed by Tenant:.......................................... Name:.......................................................

Date:...........................................................