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# LODGER AGREEMENT

(ENGLAND - 2026 EDITION)

**This Agreement is made between:**

- **Landlord:** \_\_\_\_\_ [Full Name]
- **Lodger:** \_\_\_\_\_ [Full Name]
- **Date:** \_\_\_\_\_

## 1. The Room and Nature of Occupation

The Landlord grants the Lodger the right to occupy the [furnished/unfurnished] room at \_\_\_\_\_  
\_\_\_\_\_ [Property Address].

- **No Exclusive Possession:** This agreement is a **licence to occupy** and does not create a tenancy. The Landlord retains control of the Property and may access the Room at reasonable times for cleaning, maintenance, or inspection. [Note: *This is vital to avoid RRA 2026 tenancy protections*].

## 2. Term

The Agreement begins on \_\_\_\_\_ [Start Date] and will continue on a **periodic (weekly/monthly) basis** until terminated by either party.

## 3. Rent and Bills

- **Rent:** £ \_\_\_\_\_ per [week/month], payable on \_\_\_\_\_ [Due Date].
- **Bidding Wars:** The Landlord confirms the rent is as advertised and no higher offers were accepted.
- **Included in Rent:** \_\_\_\_\_ [e.g., Council Tax, Water, Wi-Fi].
- **Excluded:** \_\_\_\_\_ [e.g., Proportion of Electricity/Gas].

## 4. Shared Areas

The Lodger shall have shared access to: \_\_\_\_\_  
\_\_\_\_\_ (e.g., Kitchen, Bathroom, Living Room, Garden).

## 5. House Rules and Obligations

- **Conduct:** The Lodger agrees to live in a "lodger-like" manner, keeping the Room tidy and respecting the Landlord's quiet enjoyment of the home.
- **Guests:** No overnight guests are permitted without the Landlord's prior consent.
- **Pets:** The Lodger may request a pet, which the Landlord will consider in line with current reasonableness standards.

## 6. Termination

Either party may terminate this Agreement by giving \_\_\_\_\_ [e.g., 28 days] written notice. The Landlord may terminate with immediate effect if the Lodger is in serious breach of this Agreement.

## 7. Deposit

The Lodger shall pay a deposit of £\_\_\_\_\_ [Maximum 5 weeks' rent]. This deposit does not need to be protected in a formal scheme (as it is a Lodger situation), but will be returned within \_\_\_\_\_ days of the end of the stay, less any reasonable deductions.

## 8. Governing Law

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

## 9. Signatures

**Landlord:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Lodger:** \_\_\_\_\_

**Date:** \_\_\_\_\_

*This document is a general template for England and does not constitute legal advice. This model is for use in England only; it must not be used in Scotland, Wales, or Northern Ireland, where housing laws differ significantly. Landlords should check if they require an HMO (House in Multiple Occupation) licence if letting to multiple lodgers.*