

THIS LICENCE IS MADE ON XX/XX/XXXX BETWEEN

LICENSOR	ADDRESS	REGISTRATION	CONTACT
UKLondonFlat	61 Banner Street, EC1Y 8PX	08427394	info@uklondonflat.com

AND

LICENSEE(s)	PHONE	DOB	ID CARD
xxx xxx	xxxxxxxxxx	xx/xx/xxxx	xxxxxxxxxx

FOR THE OCCUPATION OR SHARED OCCUPATION OF THE ROOM

The PROPERTY	UKF xxx - xx, xxx xxx	N. sets of keys: x
The ROOM	xxx xxx	Room x

Room Conditions	The room has been cleaned and checked by a professional cleaner. The licensee has the duty to report any damage or problem inside the property within 24 hours the starting date of the licence. Send an email to report any problem to the address maintenance@uklondonflat.net .
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TERMS OF THE LICENCE

All the terms of the licence are explained in page 2, 3, 4 and 5.

The RENT	xxx £ per week	BANK DETAILS	Bank	xxx
HOW TO PAY	By cash deposit or bank transfer		Account Name	xxx
PAYMENT DAY	every Tuesday of the week		Sort Code	xxx
SECURITY	xxx £ (pound sterling)		Bank Account	xxx

FIXED TERM LICENCE

This licence has a fixed term of 5 months. See page 4 Regarding the notice period and the termination of the licence.

FROM	MINIMUM STAY	MAXIMUM STAY
11/09/2014	16/10/2014	11/02/2015

ONLINE ACCESS - <http://clients.uklondonflat.net>

USERNAME	xxx@xxx.xx	PASSWORD	xxxxxx
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TERMS OF THE LICENCE N° XXXXXX

1. General Terms

1.1 This agreement is not intended to confer exclusive possession on the Licensee and not to create the relationship of Landlord and tenant between the parties. The Licensee shall not be entitled to a tenancy or to an assured shorthold or assured tenancy or to any statutory protection under the Housing Act 1988 and Housing Act 2004 or to any other statutory security if tenure now or upon the determination of the Licence.

1.2 Furthermore Housing Benefit is not accepted under any circumstances.

1.3 In the event the room is occupied by more than one licensee, all licensee obligations and responsibilities expressed in the licence shall apply to all occupants, jointly and severally. Where more than one licensee is indicated on the licence, the singular reference to 'the licensee' shall be understood to include all licensees, plurally, and in joint and several liability.

1.4 Under the provisions which regulate house-shares, such as those operated and managed by UKF Ltd, a room's maximum occupancy is established by very strict and exacting Licencing and Fire Safety Regulations. This licence is stipulated between UKF Ltd, and the subject licensee indicated on the licence ONLY; no other person but the subject licensee shall occupy the room. UKF Ltd maintains a strict 'no exception' policy on complying with said regulations, and any breach thereof by the licensee as prescribed within this licence.

2. The RENT

2.1 The rent is due weekly on Martedi' and must be paid in advance for the current week underway

2.2 The licensee may pay in advance for multiple weeks, or until a specific date; the licensee may also pay all the rent due, up to the licence's termination date. In all cases, the payment must cover at least the rent due for the week underway.

2.3 The rent can be paid by UK bank deposit or via the Online payment Platform, at <http://clients.uklondonflat.net/>. Login details are supplied to the licensee at check-in, and are found on the front page of the licence. Online payments are subject to a 6% surcharge on the Total amount due. Please note that UKF cannot accept payments made through Banks which are not based in the UK. Payments through foreign banks shall not be accepted.

2.4 A cumulative charge of £10 per day is applied, for every day the rent is late, after the last day covered by the previous rent payment. Charges must be settled within the next rent payment.

2.5 In the event that the Licensee fails to pay the rent or any other amount due on the date as agreed and the account is in arrears for more than 3 days the Licensee will vacate immediately the Room on the request of the Licensor. The details of the licensee will be passed to Property Debt Collection LTD in order to recover the amount due.

WHAT IS INCLUDED

- 7 nights stay
- Electricity *(limits apply)
- Gas *(limits apply)
- Council Tax
- Water

WHAT IS NOT INCLUDED

- Tv Licence
- Internet
- Cleaning of the flat
- Insurance personal properties

3. Internet Connection

3.1 Wi-fi broadband is provided free of charge, to be shared by all licensees. As UKF is not the service provider, UKF cannot guarantee the service's reliability, speed, and availability.

3.2 The settings of the router provided are not to be altered. If, in the event of a technical inspection, it is assessed that the router has been tampered with, the licensee will be charged a call-out fee of 50£, to be divided amongst all licensees.

3.3 UKF will bear no responsibility, and is indemnified from any financial compensation to the licensee, which may result from a service downtime, or Internet Service Provider changeover.

4. Bills and Tariffs

4.1 The rent amount is inclusive of Council Tax, Water, Electricity and Gas supply. The weekly limit of Gas is equal to 20£ per week per the entire Property. The weekly limit of Electricity is equal to 20£ per week per the entire Property.

4.1.1 Prepayment meters are installed in some properties. It is the licensee responsibility to ensure a working credit balance is maintained topped-up. Send an email to maintenance@uklondonflat.net as soon as your credit is under 5£.

4.1.3 Any amount topped up in excess of the amounts indicated in 4.1, are at the licensee sole expense, and will not be reimbursed by UKF Ltd.

4.1.4 The heating system will be set as follow and it's strictly prohibited to change the settings and in case of any alteration the licensees will be charged 100£ fine to be divided amongst all licensees.

- from 01/10 to 30/11 - MORNING from 07:30 am to 09:30 am - EVENING from 08:00 pm to 10:00 pm
- from 01/12 to 28/02 - MORNING from 07:30 am to 10:30 am - EVENING from 07:00 pm to 10:00 pm
- from 01/03 to 30/03 - MORNING from 07:30 am to 09:30 am - EVENING from 08:00 pm to 10:00 pm

4.1.5 It's responsibility of the licensee to pay the TV LICENCE in the case that he requires access to watch any live program.

5. Security Deposit

5.1 A deposit must be paid to UKF, at check-in. Payment of the deposit by NON-UK credit /debit card is subject to a surcharge.

5.2 The deposit is held by UKF to compensate for any liabilities for damages caused by the licensee, should these arise during the stay. Therefore, the security deposit cannot be used by the licensee to cover any partial or full quota of rent due (including any arrears), nor to cover any charges or penalties that may arise from the violation of any provision contained within this licence.

5.3 UKF shall return the security deposit to the licensee, within 7 working days after the licensee has left the property. The security deposit may be returned via two options:

5.3.1 Via bank transfer to the licensee's UK Bank Account (free of charge);

5.3.2 Via International bank transfer to a non-UK BANK. A surcharge of 10£ per transfer will be deducted from the security deposit by the bank.

5.4 It shall be solely the Licensee's responsibility to advise UKF of the necessary details for refunding the security deposit. If the licensee does not provide these details, UKF may not honour the 7 working days terminus.

5.5 In all cases, the amount of the security deposit returned, shall be under a deduction of £20 per person, to cover the CHECK OUT fee.

5.6 In case of missing payment of the rent, the deposit will be kept by UKF in full.

6. Check out Fee

6.1 The check out fee of 20£ per person covers ONLY the CLEANING OF THE ROOM and the INVENTORY CHECK.

7. Maintenance

7.1 The licensee shall keep any fixture, fittings, and effects of the property in good repair and condition, and must replace any of these with similar articles of at least equal value.

7.2 Sole exceptions to Art. 7.1 are reasonable wear and tear.

7.3 Any maintenance work or replacements to fixtures, fittings, and equipment, caused by the licensee's negligence, and/or deliberate or accidental misuse, may be charged to the licensee. See <http://www.uklondonflat.net/fine-list> for more details.

7.4 The licensee has an obligation to report to UKF any structural damages, fixtures or fittings issues, malfunction of equipment, or maintenance matters encountered, by sending an email to the address maintenance@uklondonflat.net.

7.5 A UKF representative will inspect the property on bi-weekly basis for fire and safety regulation. The UKF representative has the duty to report any breach of the licence by the licensee and he has the authorisation to issue fines.

7.6 The UKF maintenance office will be open from 11am until 5.30pm from Monday to Saturday. The average response time is 3 working days for non-life threatening requests.

8. Licence duration and Termination

8.1 The licence has a fixed term of 5 months from the 17/09/2014 until the 17/02/2015 . On the 17/02/2015 the licence will automatically cease, and the licensee agrees that he'll leave the flat within 10:00am of the same day and the room will be emptied of all his personal belongings and the keys shall be returned to UKF.

8.1.1 The licensee has the duty to contact UKF MINIMUM two weeks(14 days) before the 17/02/2015 in order to arrange his check out. The licensee has the option to request a new accommodation and he'll pay only 20£ fee for the new licence.

8.2 The licensee and the licensor have the right to give minimum 2 weeks (14 days) notice in order to terminate the licence after the 08/10/2014 . The earliest date that the licensee can leave the property is the 22/10/2014 given the right 14 days notice. Neither Party needs to substantiate motives for the notice.

8.3 The notice must be provided using ONLY the online web platform <http://clients.uklondonflat.net>. Login details are supplied to the licensee at check-in, and are found on the front page of the licence. Notices presented verbally or via email will not be held valid

8.4 the Licensee also accepts that the proposed departure date cannot be between 20 December and 4 January of any given year

8.5 In the event the licensee fails to provide the minimum 14 day notice period, the licensee's deposit will be kept by UKF in full.

8.6 In two circumstances the licensor has the right to terminate the licence with less than 14 days notice:

- In the case the room or the apartment is not considered safe, the licensor has the right to relocate the licensee with 24 hours notice or less in case of emergency. The licensee will be relocated to another flat/room managed by the licensor.
- In the case the licensee is in breach of any condition of this licence. The licence will terminate immediately and the licensee will vacate the property but without prejudice to any other remedies of the owner in respect of the breach.

9. Check-out

9.1 On the departure date, the licensee must vacate the room within 10:00am. Failure to abide by this deadline may result in a late check-out charge.

9.2 At check-out, all licensees who have been issued keys must leave the keys in the key box inside the flat. If the licensee does not return the keys within 10:00am of the exit date, a penalty charge may be applied. If any keys issued to the licensee are missing, or not returned to UKF, the licensee name and details will be forwarded to the local authorities, as a matter of public safety.

9.3 The room must be left clear of all personal items (bedding, clothing, equipment, rubbish, etc.) within 10:00am of the Exit date. Any items found in the rooms will not be kept in custody, and will be disposed of by donation to charity organisations. UKF may also withhold a removal fee of minimum 50£ from the deposit.

10. Licensee Obligations

10.1 Use his best endeavours to share (use of the room and) the house amicably and peacefully with the other licensees

10.2 Buy mattress covers. The mattress must have a bed cover to sleep on it otherwise the licensee will be charged the replacement of the mattress at the end of his stay due to hygiene reasons.

10.3 clean the kitchen, the dishes and all the appliances immediately after each use. Keep pipes, plumbing, lavatories, sinks, tubs free from obstruction/blockage.

10.4 Report any disrepair/defect of the property, equipment, fittings, or fixtures. Inform UKF by email to maintenance@uklondonflat.net of any mould issues within 24 hours of taking room possession

10.5 Notify UKF by email to maintenance@uklondonflat.net of any bed-bugs issues within 7 days of taking room possession. After 7 days the licensee will pay for any bed bugs treatment.

10.6 Maintain the communally shared areas of the property clean and tidy. If an inspection determines that the property conditions of cleanliness and tidiness are unacceptable, a cleaning charge of 80£ may be applied to the occupants, to cover professional cleaning costs. This amount is to be divided amongst the occupants of the property, and settled with the next payment cycle.

10.7 The licensee can access only to his room and to the communal areas. The licensee is not authorised to enter in any other empty or occupied room without the presence of the room's licensee.

10.8 The licensee must not use or consume or allow other licensees or any third party to use or consume any drugs or any other substance which is, or becomes, prohibited or restricted by law other than in accordance with any conditions required for the legal use of such restricted substances. Please be aware that the consequences will be immediate eviction, formal report to the local authorities and any amount paid by the licensee will be withheld.

11. Smoking Policy and use of Electric Heaters - FIRE REGULATION ACT

11.1 Smoking is strictly prohibited in all properties within the UKF network. Smoking in shared-private accommodation is also a criminal offence, as defined by the 'Health Act 2006'.

11.2 Use of electric heaters is also expressly prohibited for the safety of all the licensees.

11.3 Any evidence of a licensee smoking in the property, or using an electric heater, will result in a warning and a fine of 30£ per licensee or with the eviction from the premises. In both cases of violation, any amount paid by the licensee will be withheld.

11.4 The licensee is aware that is forbidden to install any locker to his room's door for his own safety and fire regulation. The licensee has the right to request the installation of a safe box in his room for a fixed installation cost of 25£ to be paid to the licensor upfront. The safebox will belong to UKF.

12. Rights of Access

12.1 The Licensee must allow UKF, the Landlord, and their contractors access to their room from 8am until 8pm from Monday to Saturday to carry out repairs, inspections, or other works necessary for the licensee safety.

12.2 No notice is required to licensee for inspections or work to be carried out by UKF, Landlord, or Contractors, in respect of the property's communally shared areas.

12.3 No notice is required to licensee for the purpose of showing the room to prospective Licensees.

13. Public Liability and Indemnity

13.1 UKF and the Landlord accept no liability for injury, loss, theft, or damage to the licensee, and their personal effects, or for any member of the licensee party or their visitor to the property, arising out of, or in connection with the use of the property or its facilities, or services, or in connection with situations of force majeure or unforeseen circumstances which are out of UKF and / or the Landlord's control.

14. Keys

14.1 The licensor will issue to each Licensee one set of keys only for the House.

14.2 If the Licensee loses or damages the keys to the house the licensor will, for security reasons change the lock to the front door and issue new keys to all Licensees. The Licensee who loses or damages the key will pay the cost of £100 which represents the cost of the new lock and keys.

14.3 The Licensor shall retain his own set of keys and he and any persons authorised by him may exercise the right at the licensor's discretion to use these keys and obtain free entry to the Room or the House at any time.

15. ACKNOWLEDGEMENTS

15.1 On the website page <http://www.ukflondonflat.net/fine-list> the licensee can find an updated list of all the charges.

15.2 This agreement embodies the entire understanding of the parties relating to the Room and the House and to all the matters dealt with by any of the provisions of this agreement.

15.3 In particular and without prejudice to the generality of the foregoing the Licensee acknowledges that he has read and understood the agreement and should seek legal advice before signing this and acknowledges that the Room and all parts of the House will be shared with other licensees to whom the licensor grants a licence and that he will not have exclusive possession of the Room or any part of the House under any circumstances. As agreed to the foregoing the Licensee agrees to all matters subject to this agreement.

15.4 UKF takes workplace violence extremely seriously and any instance of abuse by the licensee towards our staff will be reported to the local authorities, the licence will automatically cease and the licensee will leave the property.