

## CONDITIONS OF RESIDENTIAL OCCUPANCY

### AGREEMENT BETWEEN

The landlord, being the \_\_\_\_\_ Congregational Church

Of \_\_\_\_\_ address ('the Licensors) and

\_\_\_\_\_ Name ('the licensee')

in respect of \_\_\_\_\_ address ('the premises').

Date of start of occupancy \_\_\_\_\_ Date

### Definitions

The premises" refers to the residential and related accommodation at the above address.

"The Licensors" are the Congregational Church's Managing Trustees of the premises.

'The Licensee' is an employee of the \_\_\_\_\_ Congregational Church.

'The Employer' is the \_\_\_\_\_ Congregational Church

### Purpose

The premises are maintained by the licensors for occupation by the person employed to undertake the duties of your appointment.

By accepting this employment you have agreed that you are a licensee and not a tenant of the premises.

### The Licensee will

Not use the premises except as a private residence and for such purposes in the course of her/his employment as may be agreed by the employer, and in particular not receive guests or other visitors at the premises except at her/his own expense or when a guest is received at the request of the employer at the employer's expense.

Not to operate a business at the premises without both the prior written consent of the Licensor any planning permission required from the Local Authority.

Not do nor allow anything to be done which may be a nuisance or cause annoyance to the licensors or to neighbours or which may invalidate any insurance policy relating to the premises.

Take proper care of the premises and of the licensors' fixtures and fittings and forthwith make good any breakages not attributable to fair wear and tear.

Make own provision for furniture, linen, carpeting and curtains.

Not to keep any domestic animals (including dogs and cats) on the premises without prior written permission of the Licensor.

Not to make any improvements, alterations or additions to the premises without first obtaining prior written consent from the Licensor. When given, to comply with the reasonable requirements of the Licensor in respect of the standard of work carried out.

Not to erect any structure in the garden, cut down any trees or put up any radio, TV or satellite dish.

Keep the interior of the premises in good repair, and clean and decorate.

Decorate all internal parts of the premises as frequently as necessary to keep them in good decorative order.

Make good any damage to the premises or fixtures and fixtures, fair wear and tear excepted.

Pay for any TV licence.

Report to the Licensor any disrepair or defect for which the landlord is responsible.

Carry out minor repairs to the premises re: lost or damaged keys, small plaster cracks and TV aerial installation

Keep the garden neat, tidy and well maintained.

Give the Licensor vacant possession and return the keys of the premises immediately at the end of her/his employment and to remove all furniture, personal possessions and rubbish and leave the premises and the fixtures and fixtures in good condition.

Not sub-let the property, or any part of it, or take in any paying guest. The employee is not permitted to allow anyone to occupy the property which could create the relationship of Landlord and Tenant.

### **The Licensors will:**

Permit the employee to occupy the premises for the duration of her/his employment. Agreed members of her/his family may also reside subject to written permission being granted.

Keep in good repair and proper working order (including servicing when required) the central heating system, water heating and sanitation and for the supply of water, gas and electricity.

Insure the premises (excluding licensee's furniture and personal possessions) for such sum against such risks as the Licensor deems appropriate.

Pay such expenses attributed to the occupation of the premises as have been agreed as per Council Tax (delete if not applicable) and Utility Bills (delete if not applicable)

Maintain the premises externally and internally in a satisfactory state of repair and decoration.

Have the right to enter the premises at all reasonable times for the purposes of their inspection and control.

Signed \_\_\_\_\_ Licencee

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

Witness \_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_ Licensor

Date \_\_\_\_\_

Witness \_\_\_\_\_

Date \_\_\_\_\_