**THIS LICENCE** is made on the day of 2026

**BETWEEN**

(1) _____ of

Address: _____

Contact Number: _____

(the "**Licensor**" [Homeowner / Primary Tenant]) of the one part;

**AND**

(2) _____ of

Address: _____

Contact Number: _____

(the "**Licensee"** [person who has permission to occupy the property] of the other part.

**WHEREAS:**

A. The Licensor is the owner of the property at

_____

_____

(hereinafter called the **"Homeowner")**

B. The Licensor has agreed to grant to the Licensee a Licence to use

_____

_____ upon the terms and conditions hereinafter more particularly set out (hereinafter called the **"Licensee")**

**NOW IT IS HEREBY AGREED AND DECLARED** by and between the parties **(as named above) hereto as follows:**

**1. General**

This Licence is personal to this specific Licensee, is not assignable and will terminate without notice if the Licensee ceases to live at the room or upon the manner agreed between the Homeowner and the Licensee in this Agreement.

**2. Accommodation Period and Minimum Notice**

The accommodation period is for a fixed term of _____months.

The "start date" is _____ day of _____
The "end date" is _____ day of _____

The minimum notice period is _____ days (insert as agreed).
By mutual agreement, either party may at any time end this agreement earlier than the end date by giving the other party written notice of _____ days (insert as agreed).

**3. Deposits**

On or before the start date (as above), a deposit in the sum of € _____
(1 months rent) shall be paid by the Licensee to the Homeowner.

The Homeowner shall provide a receipt for the deposit. The Homeowner shall be entitled at the end of this agreement to deduct from the deposit any sums due by the Licensee to cover the cost of repairing or replacing any broken or damaged items, which goes beyond normal wear and tear, or lost items and the expense of making good any failure by the Licensee to fulfil any other conditions of this agreement.

The deposit (or remainder of same) shall be refunded to the Licensee within 14 days, or as soon as possible after the termination of this agreement. A list of any deductions from the deposit shall be attached where deductions have been made, notwithstanding fair

wear and tear. Where deductions have been made from the deposit copies of receipts for any money deducted will be sent to the Licensee.

**4. Rent**

*The rent is € _____ per calendar month paid monthly in advance.*

The first payment shall be made on the start date (as above) and all subsequent payments shall be paid on the same date of each calendar month thereafter, as agreed.

Should the Licensee fail to pay the rent, the Homeowner may terminate this agreement and seek payment of any outstanding rent through the appropriate channels.

The rent shall be payable as follows:

Electronic tra

| |
|---|
| **To: _____**<br>**(the Homeowner)** |
| **Bank:** |
| **Bank Address:** |
| **Account Name:** |
| **IBAN:** |
| **BIC:** |
| **Reference to be included on the narrative: _____**<br>**_____** |
| |

**5. Household Costs**

The Household costs are for:-

(i) Electricity

(ii) Gas / Oil

(iii) _____

(iv) _____

Please select:-

These costs are fixed at € _____ per month, or,

These are variable but shall not exceed € _____ per month.

**6. Rent Review**

The rent shall be reviewed at the end date (as specified above) should the Licensee wish to extend their residence at the property, subject to the agreement of the Licensor.

**7. Insurance**

It is the Licensee's responsibility to insure their personal affects.

**8. Miscellaneous**

(i) The Licensee accepts liability for any damage caused to the Homeowner's property by them and will bear the costs of any repairs necessary due to such damage.

(ii) The Homeowner agrees not to access the Licensee's room without prior consent, unless in case of an emergency.

(iii) At the end date, the Licensee must remove all personal possessions and ensure that their bedroom is returned clean.

(iv) The Licensee must return keys on the end date.

**9. Any other matters specific to this agreement** (*Insert as required)*

_____

_____

_____

_____

**10. Inventory List**

List all items provided as part of the agreement.

*It's advisable to take photos, showing the condition of the property at the commencement of the agreement and reference this list at final inspection.*

**11. Signatures**

Signed: _____ (Homeowner)

Date: _____

Signed: _____ (Licensee)

Date: _____