

SAMPLE - for information only.

Your own licence shows your studio, dates and payments before you sign.

STUDENT LICENCE AGREEMENT

THIS LICENCE AGREEMENT is made on 01-09-2026

BETWEEN:

- (1) [Landlord company named in your licence] (the "Licensor");
- (2) [Your first name] [Your surname] (the "Licensee");
- (3) [Guarantor first name] [surname] (the "Guarantor") if applicable.

RELATING TO:

The Drapery
33-39 Drapery, Northampton
Premier Studio
Allocated Accommodation: [Your studio number]

1. Grant of Licence

1.1

The Licensor grants the Licensee a personal right to occupy the Room described in Schedule 1 (the "Room") together with use of the common facilities of the Building during the Term.

1.2

This Agreement creates a licence only. It does not create a tenancy, lease, or any estate or interest in land.

1.3

The Licensee shall not be entitled to exclusive possession of the Room. The Licensor retains legal possession and control of the Room and the Building at all times.

2. Licensor's Rights and Building Management

2.1 Access Rights

The Licensor, its agents, contractors and staff may enter the Room at any time on giving not less than 24 hours' notice (except in emergencies) for inspection, maintenance, cleaning, repairs, safety checks, welfare checks, viewings, compliance purposes or any other management purpose.

2.2 Emergency Access

The Licensor may enter the Room without notice in the event of an emergency maintenance issue or where there is reasonable belief that the welfare, safety, or wellbeing of the Licensee or others may be at risk.

2.3 Relocation Rights

The Licensor may, at its discretion and on giving the Licensee not less than 7 days' notice (except in emergencies), require the Licensee to occupy an alternative room of similar type and standard in the Building or another comparable building operated by the Licensor.

2.4 Relocation and Fees

Any relocation under this Licence shall not entitle the Licensee to compensation, refund, or reduction of the Licence Fee, provided the alternative room is of a similar type and standard.

2.5 House Rules and Policies

The Licensor may amend House Rules, welfare procedures, behavioural standards, operational policies and accommodation policies from time to time to ensure the effective management, wellbeing and safety of the Building and its residents.

2.6 PBSA Status and Student Requirement

The Licensee acknowledges and agrees that:

- (a) the Building forms part of purpose-built student accommodation ("PBSA") operated exclusively for students;
- (b) occupation of the Room is conditional upon the Licensee remaining enrolled as a student in full-time or part-time education;
- (c) the Licensor may request evidence of student status at any time during the Licence Term;
- (d) if the Licensee ceases to be a student, defers studies, withdraws from their course, or provides false or misleading information regarding student status, the Licensor may terminate this Licence upon written notice;
- (e) the Room forms part of a managed communal student living environment and student accommodation scheme with shared services, welfare support, operational management, communal facilities, safety systems, and accommodation policies applying across the Building.

2.7 Operational Control and Room Management

The Licensee acknowledges that the Licensor retains ongoing operational and managerial control of the Building and all Rooms within it, including the right to:

- relocate Licensees between rooms;
- carry out inspections, maintenance, cleaning and welfare checks;
- enforce operational policies and student conduct requirements;
- manage occupancy levels and allocation of accommodation;
- access Rooms for management purposes; and
- provide integrated services across the Building.

The Licensee agrees that these rights are fundamental conditions of this Licence and are inconsistent with the grant of exclusive possession.

2.8 No Principal Residence

The Licensee acknowledges that the Room is provided as temporary student accommodation only and is not intended to be the Licensee's sole or principal residence.

2.9 Managed Student Living Environment

The Building operates as a managed communal student living environment and student accommodation scheme with integrated welfare, pastoral, operational, safety and support services for students.

The Licensee agrees to comply with all reasonable accommodation management policies, welfare procedures, behavioural standards and operational requirements implemented by the Licensor from time to time for the benefit, wellbeing and safety of residents and staff.

2.10 Room Allocation

Room allocations are made for administrative and operational purposes only. The Licensee acknowledges that no exclusive right to occupy any particular room is granted under this Licence Agreement and the Licensor may reallocate accommodation for operational, welfare, disciplinary, maintenance, safety or management reasons.

2.11 Communal Facilities

The Licensor may temporarily suspend or restrict access to communal facilities for operational, safety, welfare, maintenance, repair or management reasons.

2.12 CCTV and Monitoring

The Licensee consents to the use of CCTV and monitoring systems in communal and external areas for safety, welfare, security and operational purposes.

3. Term

3.1 Pre-Term Discounted Period

Not applicable: there is no pre-term period. The Licence Fee is payable from the Commencement Date.

3.2 Licence Term

The Licence begins on 12-09-2026 and ends automatically on 03-09-2027 (12-09-2026 to 03-09-2027, 357 days (51.0 weeks)) (the "Term").

3.3 No Right of Renewal

The Licence confers no right of renewal. The Licensee must vacate the Room and Building on or before the last day of the Term.

4. Licence Fee

4.1 Licence Fee

The Licensee shall pay the Licence Fee of £10,149.00 in accordance with Schedule 2.

4.2 Included Services

The Licence Fee includes the provision of utilities (gas, electricity, water and internet) together with the Licensee's right to use communal facilities and shared amenities provided by the Licensor.

4.3 Accommodation and Services Package

The Licence Fee is a charge for accommodation and services together. It is not rent for land.

4.4 Late Payment Interest

If any amount due under this Agreement remains unpaid for more than 14 days after becoming due, the Licensor may charge interest on the overdue amount at a rate not exceeding 3% above the Bank of England base rate, calculated daily from the date payment became overdue until payment is made in full.

4.5 Late Payment Administrative Charges

The Licensor may charge a reasonable administrative fee of £25 for each late instalment to cover arrears processing and reminder communications.

4.6 Utility Fair Usage

If utility usage exceeds reasonable levels or any published fair usage allowance, the Licensor may apply a reasonable surcharge.

5. Licensee's Obligations

The Licensee agrees:

5.1 Payment Obligations

To pay the Licence Fee in full and on time.

5.2 Permitted Use

To use the Room solely for residential purposes connected with study.

5.3 Compliance with Rules

To comply with all House Rules set out in Schedule 3 together with all reasonable operational, safety and welfare requirements issued by the Licensor.

5.4 No Sharing or Sub-Licensing

No subletting, sharing, assignment, transfer or parting with occupation of the Room is permitted. If the Licensee wishes another person to occupy the Room, that person must apply directly to the Licensor and satisfy all referencing, affordability and guarantor requirements before any occupation is permitted.

5.5 Access Rights

To allow the Licensor lawful access in accordance with clause 2.

5.6 End of Term Obligations

To vacate the Room promptly at the end of the Term and no later than 12:00 noon on the final day of the Licence Term.

5.7 Insurance

Not to do anything which may invalidate or adversely affect the Licensor's insurance.

5.8 EPC Restriction

Not to commission or obtain an Energy Performance Certificate for the Room or Building without the Licensor's prior written consent.

5.9 Principal Residence Restriction

Not to permit any person to occupy the Room as their sole or principal residence without the Licensor's prior written consent.

5.10 Damage Prevention

Not to hang or affix items to walls in a manner likely to cause damage beyond fair wear and tear.

5.11 Smoking and Vaping

Not to smoke or permit vaping anywhere inside the Building or communal areas.

5.12 Glass and Damage

To promptly replace any broken glass where the damage was caused by the Licensee or their guests.

5.13 Drains and Pipes

Not to cause blockages to drains, gutters or pipes.

5.14 Alterations

Not to make alterations, additions or redecorations to the Room.

5.15 Removal of Belongings

To remove all personal belongings, rubbish and waste from the Room on or before 12:00 noon on the final day of the Licence Term.

5.16 Abandoned Belongings

Any belongings, rubbish or waste left in the Room after termination shall be deemed abandoned and may be immediately removed and disposed of by the Licensor. The Licensee shall be responsible for all associated removal, disposal, cleaning and administrative costs.

5.17 Damage and Cleaning Recharges

The Licensee shall be liable for the full reasonable cost of repair, redecoration, replacement or cleaning arising from any act or omission of the Licensee or their guests beyond fair wear and tear.

This includes repainting, specialist cleaning, replacement of furniture, flooring, appliances and safety equipment together with any associated labour or administrative costs.

5.18 Personal Contents Insurance

The Licensee is responsible for insuring their personal belongings and shall provide evidence of such insurance upon request.

6. Termination

6.1 Automatic Expiry

This Licence ends automatically on 03-09-2027.

6.2 Early Termination by the Licensor

The Licensor may terminate this Licence immediately by written notice if the Licensee:

- fails to pay the Licence Fee;
- breaches any obligation under this Agreement;
- causes nuisance, annoyance or damage; or
- acts in a way that endangers the health, safety or welfare of others.

6.3 Determination of Breach

For the purposes of determining whether a breach has occurred, the Licensor acting reasonably may determine whether a breach of this Licence Agreement has occurred.

6.4 Vacant Possession

Upon termination, the Licensee shall immediately vacate the Room, return all keys and access devices, and remove all belongings.

The Licensor may re-enter and take possession of the Room.

7. Guarantor

7.1 Guarantee

The Guarantor guarantees the payment of the Licence Fee and the performance of the Licensee's obligations.

7.2 Continuing Liability

The Guarantor's liability is continuing and shall not be released by the Licensor giving time, indulgence or concessions to the Licensee.

8. Miscellaneous

8.1 Building Insurance

The Licensor shall insure the Building. The Licensee remains responsible for insuring personal belongings.

8.2 Notices

Notices may be served by post, hand delivery or email to the addresses specified in Schedule 5.

8.3 Electronic Execution

This Agreement may be executed electronically and, once signed, electronic signatures shall be legally binding and enforceable with the same effect as handwritten signatures.

8.4 Governing Law

This Licence Agreement shall be governed by the laws of England and Wales.

Schedule 1: The Room and Building

The Room: Allocated Accommodation: [Your studio number]

The Building: 33-39 Drapery, Northampton

The Room forms part of a student accommodation building containing communal facilities, integrated services and shared accommodation areas.

Schedule 2: Licence Fee and Payment Schedule

Total Licence Fee: £10,149.00 for the full Term.

Payment Schedule:

On booking	Advance rent	£99.00
12-08-2026	1st payment (10%)	£915.90
01-10-2026	Term 1 (SFE)	£3,044.70
15-01-2027	Term 2 (SFE)	£3,044.70
26-04-2027	Term 3 (SFE)	£3,044.70

The Licence Fee includes utilities (electricity, water, gas and internet) together with use of communal facilities unless otherwise stated in this Agreement or Schedule 2. Any separate utility charge shall be clearly stated in Schedule 2.

Schedule 3: House Rules

The Licensee agrees to comply with the following House Rules:

- No smoking inside the Building.
- No pets or animals without prior written consent.
- Noise must be kept to a reasonable level at all times, particularly between 11pm and 8am.
- Guests may not stay overnight for more than 3 nights per month without the Licensor's prior consent.
- The Licensee must not tamper with fire safety equipment.
- Rubbish must be disposed of in designated bins.
- The Licensee must comply with all health and safety notices and instructions issued by the Licensor.
- The Room must not be used for immoral, unlawful or illegal purposes.
- No business may be conducted from the Room.
- The Licensee must immediately notify the Licensor if any occupier's immigration status changes.
- No unauthorised occupiers are permitted.
- Dual occupancy is charged at an additional £25 per week and the Licensor must be notified immediately upon dual occupancy commencing.
- Replacement keycard, key or lock charge: £45.
- Lockout or false fire alarm activation charge: £45.

Schedule 4: Services and Facilities

The Licensor will provide the following services and facilities during the Term:

- Utilities including water, electricity, gas and internet unless otherwise stated.
- Reception and security services.
- Access to communal facilities including study areas, lounges, gyms, cinema rooms and laundry rooms where provided.
- Cleaning of common areas.
- Maintenance and repair of the Building excluding damage caused by the Licensee.

Schedule 5: Notices

Licensor Address for Notices

[Landlord company named in your licence]
9 De Montfort Mews
Leicester
LE1 7FW

Email: bookings@thestudentzone.co.uk

Licensee Address for Notices

[Your first name] [Your surname]
[your home address]
[your mobile]
[your email]

Guarantor Address for Notices (if applicable)

[Guarantor first name] [surname]
[guarantor home address]
[guarantor mobile]
[guarantor email]

GUARANTOR DEED

This Guarantor Deed is supplemental to the Student Licence Agreement between the Licensor and the Licensee.

1. Guarantee and Indemnity

The Guarantor irrevocably guarantees the full and punctual payment of all Licence Fees, damages, recharges, interest, administrative fees and all other sums due under the Agreement.

The Guarantor indemnifies the Licensor against all losses, costs, claims and expenses arising from the Licensee's breach.

2. Nature of Liability

The Guarantor's liability is joint and several and shall not be affected by:

- any variation or extension of the Agreement;
- time or indulgence granted to the Licensee;
- non-enforcement of rights by the Licensor; or
- the Licensee leaving the accommodation, insolvency or inability to pay.

3. Duration

The Guarantor remains liable until all sums owed by the Licensee have been paid in full, including any post-termination charges.

4. Independent Legal Advice

The Guarantor acknowledges they have been advised to seek independent legal advice before executing this Deed.

5. Execution

This document is executed as a deed and becomes binding upon signature.

Electronic execution: This document may be executed electronically and, once signed, electronic signatures shall be legally binding and enforceable with the same effect as handwritten signatures.

Guarantor Full Name: [Guarantor first name] [surname]

Guarantor Address: [guarantor home address]

Guarantor Email: [guarantor email]