

SERVICED ACCOMMODATION AGREEMENT

This Agreement is made on [Date] between:

1. The Owner / Landlord:

Name: [Owner Name]

Address: [Owner Address]

2. The Tenant / Guest:

Name: [Tenant Name]

Address: [Tenant Address]

Collectively referred to as the "Parties."

1. PROPERTY

The Owner agrees to let the serviced accommodation located at:

[Property Address] ("the Property") to the Tenant for the Term described below.

The Property is fully furnished, equipped, and maintained in accordance with the standards set out in Schedule 1 (Inventory & Condition Report).

2. TERM

Commencement: [Start Date]

Expiry: [End Date] (six months)

Review Clause: The Parties agree to a formal review of the agreement every three months, to discuss any adjustments to rent, services, or terms as required.

3. RENT AND PAYMENT

Total Rent: £[Amount] for the six-month period, payable [monthly/quarterly] in advance.

Payment Method: [Bank Transfer/Other]

Late Payment: Rent unpaid after 7 days of due date will incur a late fee of £[Amount].

4. SECURITY DEPOSIT

Deposit: £[Amount], payable prior to occupancy.

Purpose: Security against damage, loss, or breach of contract.

Return: Deposit returned within 14 days of the end of the Term, subject to deductions for damages or outstanding charges.

5. SERVICES INCLUDED

The Owner will provide:

- Utilities (electricity, gas, water, internet)
- Weekly cleaning and linen change
- Maintenance and repairs
- [Optional: Concierge / Additional services]

Tenant responsibilities:

- Keep the Property in good condition
- Report damages or issues promptly

6. GUEST CONDUCT & USE

The Property may only be used for residential purposes.

No subletting, parties, or illegal activities.

Maximum occupancy: [Number of Guests]

Noise levels to comply with local council regulations.

7. LIABILITY AND INSURANCE

The Owner is responsible for insurance covering the building and contents.

The Tenant is responsible for personal belongings and is encouraged to maintain travel/contents insurance.

The Owner is not liable for loss, theft, or damage to Tenant's personal property.

8. TERMINATION

Either Party may terminate the Agreement with 30 days' written notice.

Breach of contract may lead to immediate termination.

Early termination fees may apply, as outlined in Schedule 2.

9. THREE-MONTH REVIEW CLAUSE

Every three months, the Parties will review:

- Rent adjustments, if applicable
- Service levels or special requests
- Any additional terms or amendments

Any changes must be agreed in writing and signed by both Parties.

10. GOVERNING LAW

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

Any disputes shall be resolved through mediation first, and then by the courts of England if required.

11. SIGNATURES

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Owner / Landlord

Tenant / Guest

Signature: _____

Signature: _____

Name: [Name]

Name: [Name]

Date: [Date]

Date: [Date]
