

## Conditions of Residential Occupancy



### CONDITIONS OF RESIDENTIAL OCCUPANCY

#### 1. Definitions

1.1 In this document, “The premises” refers to the residential and related accommodation at such address as shall be notified to you in writing.

1.2 “The Licensors” are the Managing Trustees of the premises.

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.

#### 2. You will:

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

2.2 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.

2.3 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.

2.4 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 as this could create difficulties for the managing trustees in the future once the employment relationship comes to an end.

2.5 Observe any reasonable rules and regulations made by your employer that relate to your occupation and use of the premises.

2.6 Vacate the premises immediately on the termination of your employment.

**3. The licensors will:**

- 3.1 Permit you to occupy the premises for the duration of your employment.
- 3.2 Pay such expenses attributed to your occupation of the premises as have been agreed with your employer and stated in your Letter of Appointment and Statement of Terms and Conditions of Employment.
- 3.3 Maintain the premises in a satisfactory state of repair and decoration.

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

## **APPENDIX 11.1: CONDITIONS OF RESIDENTIAL OCCUPANCY**

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