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"), acting through its managing agent Zone Management Leicester Limited;

(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 reasonable times on giving notice no later than the day before (except in emergencies) for inspection, maintenance, cleaning, repairs, safety checks, welfare checks, viewings and compliance purposes. These visits include the in-room services in Schedule 4, which the Licensor carries out to a regular schedule. Notice is given as set out above, and the Licensee need not be present.

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 require the Licensee to move to another room for genuine operational or commercial management reasons, including the efficient allocation of rooms and changes in the availability or use of accommodation, or for maintenance, safety, welfare or conduct reasons. The alternative room will be of a comparable type and standard, in the Building or another building operated by the Licensor in the same city. Except in an emergency, the Licensor will give at least 7 days' written notice, explain the reason, and consider any significant objection before confirming the move, in particular where the move would materially disadvantage the Licensee. The Licensor will provide reasonable help with moving, at no charge to the Licensee.

2.4 Effect of a Move

A move under clause 2.3 continues this Licence on the same terms. Where the alternative room is comparable, the Licensee is not entitled to compensation, a refund or any change to the Licence Fee.

2.5 House Rules and Policies

The Licensor may make reasonable changes to 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. Such changes will not alter the Licence Fee, the Term or any other core term of this Agreement.

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 or withdraws from their studies, or gives false or misleading information about student status, the Licensor may end this Licence by reasonable written notice appropriate to the circumstances, and will recover possession only in accordance with the law. Ending this Licence does not release the Licensee or the Guarantor from any liability accrued before it ends;

(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 in accordance with clause 2.3;
- 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 in accordance with clause 2; 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 Student Accommodation

The Room is provided as student accommodation for the duration of the Term only.

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. No right to occupy any particular room is granted, and the Licensor may reallocate accommodation under clause 2.3.

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

CCTV and monitoring systems operate in communal and external areas for safety, welfare, security and operational purposes. How images are used, kept and protected is explained in the Licensor's Privacy Policy, available on the Zone website and on request.

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 01-09-2026 and ends automatically on 31-08-2027 (01-09-2026 to 31-08-2027, 365 days (52.1 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. Where Schedule 2 shows a utility fee, it is part of the Licence Fee.

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 that amount at a rate not exceeding 3% above the Bank of England base rate. Interest is calculated daily from the fifteenth day after the amount became due until payment is made in full, and only where the law allows.

4.5 Not used

This clause is not used. No administrative fee is charged for late payment.

4.6 Utility Fair Usage

The utilities included in the Licence Fee are provided for normal residential use. Where the Licensor has published a fair usage allowance for the Building and the Licensee's use clearly exceeds it, the Licensor may charge the reasonable cost of the excess use, supported by meter readings or supplier bills. The Licensor will tell the Licensee in writing, with the supporting evidence, before any such charge is made.

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 Not used

This clause is not used.

5.9 Additional Occupiers

Not to allow anyone other than the Licensee, or an additional occupier approved under Schedule 3, to live in the Room.

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 Belongings Left Behind

The Licensee shall remove all personal belongings, furniture, rubbish and other possessions from the Room by 12:00 noon on the final day of the Licence Term, or by the time this Licence otherwise lawfully ends.

Where items remain after the Licensee has vacated and this Licence has ended, the Licensor may remove them from the Room and place them into secure storage, taking reasonable care in doing so.

The Licensee shall be responsible for the reasonable and properly evidenced costs of removal, transportation and storage, insofar as those costs are legally recoverable.

The Licensor may subsequently dispose of or sell uncollected belongings only after complying with applicable legal requirements, including any necessary notice.

Nothing in this clause authorises the Licensor to interfere with the Licensee's possessions while the Licensee remains lawfully entitled to occupy the Room.

5.17 Damage and Cleaning Recharges

The Licensee shall be liable for the 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.

Charges will be supported by check-in and check-out evidence, take account of the age and condition of the item, and will not require the Licensee to pay for an improvement. They may include repainting, specialist cleaning and the replacement of furniture, flooring, appliances or safety equipment, together with the associated labour 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 31-08-2027.

6.2 Early Termination by the Licensor

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

- fails to pay the Licence Fee and does not pay within 14 days of a written request to do so;
- commits a serious or persistent breach of this Agreement;
- causes serious nuisance, annoyance or damage; or
- acts in a way that endangers the health, safety or welfare of others.

Except in an emergency, before ending this Licence the Licensor will tell the Licensee in writing what is wrong and give a reasonable opportunity to put it right. A decision to end this Licence is made by the Licensor's management and is never made automatically.

6.3 Determination of Breach

For the purposes of this clause, the Licensor acting reasonably and on the evidence available may determine whether a breach of this Licence Agreement has occurred.

6.4 Vacant Possession

When this Licence ends, the Licensee shall vacate the Room, return all keys and access devices, and remove all belongings.

The Licensor will recover possession of the Room only in accordance with the law.

6.5 No Early Termination by the Licensee

(a) The Licensee has no right to end this Licence before the end of the Term.

(b) The Licensee may introduce a replacement applicant. The Licensor will consider any applicant reasonably against its usual eligibility, referencing, affordability and guarantor requirements, and may also offer the Room to others at its discretion. Approval of an applicant does not by itself end this Licence or release the Licensee.

(c) This Licence ends early only on a date the Licensor agrees in writing, which will be no earlier than the date the replacement's own agreement for the Room is complete and their occupation begins. Until that date the Licensee remains liable for the Licence Fee and all other obligations.

(d) The Licensor will not recover the same loss twice. Licence Fee received from a replacement for any period is credited against the Licensee's liability for that period.

(e) As a condition of any early release the Licensor agrees, the Licensee will pay the Licensor's reasonable costs arising from it, which may include additional cleaning, not exceeding the Licensor's actual loss or reasonable costs and supported by evidence.

7. Guarantor

7.1 Guarantor Requirement

Where the Licensor requires a guarantor as a condition of the booking, the Licensee shall nominate a guarantor acceptable to the Licensor.

7.2 Contractual Guarantee

The Guarantor shall enter into the Contractual Guarantor Agreement attached to this Licence as Schedule 6.

The Guarantee is a simple contract and shall not be executed as a deed.

7.3 Contract Formation

Where a guarantor is required, the Licensee's electronic signature constitutes acceptance of the proposed Licence terms but shall not, by itself, constitute unconditional acceptance by the Licensor.

The Licence shall become contractually binding when:

(a) the Licensee has accepted the Licence;

(b) the Guarantor has accepted the Contractual Guarantor Agreement, where required; and

(c) the Licensor has communicated acceptance of the completed booking.

Where the Licensor confirms in writing that no guarantor is required, paragraph (b) shall not apply.

7.4 Existing Rights

Nothing in this clause shall retrospectively alter the formation of an agreement which has already become binding or remove accommodation rights already granted.

7.5 Electronic Signing

The Licensee and Guarantor may sign electronically using the Licensor's approved electronic signing process.

The Licensor shall retain an electronic record of acceptance and the completed agreement.

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. Where the law requires a notice to be served in a particular way, that requirement applies.

8.3 Electronic Execution

This Agreement and the Contractual Guarantor Agreement may be signed electronically using the Licensor's signing process. Electronic signatures are binding as simple contracts. Nothing in this Agreement is executed as a deed.

8.4 Governing Law

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

8.5 Rights Under the Law

Nothing in this Agreement removes any right that a party has by law and which cannot be excluded.

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:

Accommodation fee £10,149.00 = Total Licence Fee £10,149.00		
On booking	Holding deposit, credited to the Licence Fee	£99.00
12-08-2026	Payment 1: 10% of the accommodation fee (£1,014.90) less the £99.00 holding deposit	£915.90
01-10-2026	Payment 2: instalment of the accommodation fee	£3,044.70
15-01-2027	Payment 3: instalment of the accommodation fee	£3,044.70
26-04-2027	Payment 4: instalment of the accommodation fee	£3,044.70
Total		£10,149.00

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.
- Another person may only live in the Room with the Licensor's prior written consent. Where consent is given, that person must be named on this Agreement or sign their own agreement with the Licensor, and the Licence Fee increases by £25 per week from the date they move in, as confirmed in writing.

Schedule 3A: Charges

The Licensor will only charge reasonable, evidenced and legally recoverable costs, allowing for fair wear and tear (see clause 5.17). No amount is charged automatically.

- Replacing a lost or damaged key, fob, keycard or digital key (including cancelling the lost one and issuing a new one): the reasonable evidenced cost arising from the loss, currently £50.
- Damage beyond fair wear and tear: the reasonable cost of putting it right.

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.
- Building management and support. At some buildings this is provided by an on-site team or reception; at others it is provided by the Licensor's management team from off site, with staff attending the Building when needed. Out-of-hours emergency support is available at every Building.
- 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.
- Regular in-room services: monthly water hygiene checks; a room inspection each term; six-monthly servicing of smoke and heat detectors; yearly checks of the room's entrance door and of appliances supplied by the Licensor; and routine checks of windows, ventilation and pest control.

Schedule 5: Notices

Licensor Address for Notices

> [Landlord company named in your licence]
> c/o Zone Management Leicester Limited
> 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 phone]
[guarantor email]

Schedule 6: Contractual Guarantor Agreement

This Guarantee is entered into as a simple contract and is not executed as a deed.

1. Parties and definitions

This Guarantee is entered into between the Licensor identified in the Accommodation Agreement (the "Accommodation Provider") and the person identified as Guarantor in the booking particulars.

"Resident" means the licensee identified in the Accommodation Agreement.

"Accommodation Agreement" means the Student Licence Agreement to which this Guarantee is attached.

This Guarantee relates only to the Accommodation Agreement identified above.

2. Consideration

In consideration of the Accommodation Provider agreeing to enter into the Accommodation Agreement and grant the Resident the accommodation rights described therein, the Guarantor agrees to guarantee the Resident's obligations in accordance with this Guarantee.

Where a guarantor is required, the Accommodation Provider's agreement to grant those rights is conditional upon the Guarantor accepting this Guarantee.

The parties intend the Guarantee and the Accommodation Agreement to form part of the same contractual transaction.

3. Guarantee

The Guarantor guarantees the due and punctual payment by the Resident of:

(a) all licence fees lawfully payable under the Accommodation Agreement;

(b) interest lawfully recoverable under the Accommodation Agreement;

(c) reasonable and legally recoverable costs arising from damage caused by the Resident or persons for whom the Resident is legally responsible, excluding fair wear and tear; and

(d) any other sums lawfully payable by the Resident under the Accommodation Agreement.

The Guarantor also guarantees the performance of the Resident's contractual obligations insofar as those obligations are capable of enforcement against the Guarantor by way of a monetary claim.

The Guarantor shall not be liable for any charge, payment or obligation prohibited by statute or otherwise unenforceable against the Resident.

4. Liability following default

Where the Resident fails to pay an amount lawfully due, the Accommodation Provider may require payment from the Guarantor by written notice specifying the amount outstanding and the basis of the claim.

The Guarantor shall pay any amount properly due within 14 days of receiving such notice, subject to any genuine dispute concerning liability.

The Accommodation Provider shall not recover the same sum more than once from the Resident and Guarantor.

Any payment received from either party shall reduce the corresponding outstanding liability.

5. Continuing liability

The Guarantor's liability shall not be discharged merely because the Accommodation Provider:

(a) grants the Resident additional time to pay;

(b) agrees a payment arrangement;

(c) temporarily refrains from enforcing an obligation; or

(d) accepts part-payment.

Nothing in this clause shall extend the Guarantee to a wholly new accommodation agreement or to a material variation requiring the Guarantor's further consent under applicable law.

6. Duration

This Guarantee covers the fixed term specified in the Student Licence Agreement.

The Guarantor remains liable for sums properly arising during that term and for legally recoverable liabilities attributable to breaches occurring during it, notwithstanding that such liabilities are quantified or become payable after the term ends.

The Guarantee shall not automatically extend to a subsequent licence or new booking unless expressly agreed by the Guarantor.

The Guarantor's obligations extend to any written extension of the original Term agreed between the Accommodation Provider and the Resident, provided that: (a) the extension does not exceed eight weeks in total; (b) the accommodation remains on substantially the same terms; (c) the Licence Fee during the extension does not exceed the weekly rate applicable during the original Term; and (d) the Guarantor is notified in writing of the extension and the additional amount covered. The Guarantor's liability does not extend to any longer extension or materially different agreement without the Guarantor's further written consent.

7. Disputes and defences

The Guarantor may raise any defence available to the Resident concerning the existence, calculation or enforceability of the underlying liability.

The Accommodation Provider shall provide reasonable supporting information where a charge is disputed.

The Guarantor shall not be liable for sums already paid, waived or otherwise discharged.

8. Notices

Notices under this Guarantee may be sent to the Guarantor's postal or email address recorded in the booking particulars, subject to any mandatory statutory requirements.

The Guarantor shall notify the Accommodation Provider of any change to their contact details.

Nothing in this clause overrides statutory requirements governing service of legal proceedings or prescribed notices.

9. Electronic execution

This Guarantee is intended to take effect as a simple contract.

The Guarantor may accept and sign this Guarantee electronically by accessing the secure signing link, confirming acceptance and typing their full name.

The Guarantor confirms that their electronic signature is intended to authenticate this Guarantee and signify agreement to its terms.

The Accommodation Provider may retain the electronic signature record, including the date and time, document version and associated authentication information.

No witness is required for execution of this Guarantee as a simple contract.

10. Independent advice

The Guarantor confirms that they have been provided with the Accommodation Agreement and this Guarantee and have had the opportunity to obtain independent legal advice before signing.

The Guarantor acknowledges that this Guarantee creates a legally binding financial obligation.

11. Governing law

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

The courts of England and Wales shall have jurisdiction, subject to any mandatory rules applicable to consumer contracts.

12. Guarantor acceptance

By signing electronically, the Guarantor confirms that:

(a) they have read or had the opportunity to read the Accommodation Agreement and this Guarantee;

(b) they understand that they may become liable for the Resident's unpaid licence fees and other legally recoverable liabilities;

(c) they intend to enter into a legally binding contractual guarantee; and

(d) they agree to its terms.

> Guarantor Name: [Guarantor first name] [surname]
> Guarantor Address: [guarantor home address]
> Guarantor Email: [guarantor email]

The Guarantor's electronic signature and the date and time it was given are recorded by the Accommodation Provider and shown in the signature record at the end of this document.