

## 2026-27 ACCOMMODATION LICENCE AGREEMENT

THIS AGREEMENT made on the **(OfferAcceptedDate)** is between QUEEN MARY, UNIVERSITY OF LONDON, (incorporated by Royal Charter as Queen Mary & Westfield College, University of London, Mile End Road, London E1 4NS ("the Landlord") and **(Forename) (Surname) (StudentID)** a full-time registered student of Queen Mary, University of London ("the Licensee").

The terms are as follows:-

### 1. Period Covered

The Resident agrees to occupy and pay for the period:

**(LicenceStartDate)** until **(LicenceEndDate)**

**A (BedroomTypeDescription)** in the building known as **(HallFlatRoomNumber)** ("the room"), in the building known as **(LicenceHallAddress)** ("the Building.")

Together with the use of the furniture and equipment listed in the inventory signed by the Resident ("the Furniture and Equipment") and the use in common with other occupiers of the Flat the communal facilities and areas within that Flat, and the use in common with the other residents of the Building, the Building's communal facilities and areas ("the Common Areas").

### 2. Payments

The Resident shall pay the rent in the following instalments on or before the following dates:

<b>Licence Period</b>	<b>Daily Rate</b>	<b>Total</b>	<b>Payment Deadline Date</b>
12/09/2026 to 02/01/2027	(RoomDailyRate)	(Term1Total)	26/09/2026
02/01/2027 to 17/04/2027	(RoomDailyRate)	Term2Total)	16/01/2027
17/04/2027 to 06/06/2027	(RoomDailyRate)	Term3Total)	02/05/2026
Total Payable			(Total)

### 3. Terms and Conditions & Handbook for Residents

This agreement is subject to the terms and conditions which follow, and to the guidelines and requirements set out in the Residents Handbook, the Code of Student Discipline and Academic Regulations as published from time to time by Queen Mary. The Handbook can be viewed a [www.qmul.ac.uk/residences/handbook](http://www.qmul.ac.uk/residences/handbook). If you do not have access to the internet please contact us and we will send you a copy in the post. Please ensure you read the Handbook thoroughly before signing this agreement.

*Note: This is NOT a tenancy agreement but a licence to occupy a room in the Residences and only for such time as the Occupier pursues a course of full time study at Queen Mary. Please note this licence confers no security of tenure.*

## 4. Your Responsibilities

### **4.1 Rent and Deposit**

1. You will pay the rent on the agreed instalment dates, following the conditions set out in the Residents' Handbook.
2. You agree that if you move out early you may still be held liable to pay the rent, unless a suitable replacement is found, who is not already a resident in University owned housing.
3. You will also pay a residential deposit of £400 on signing this agreement.

### **4.2 Respect for Others**

1. You agree to keep noise at a level that does not interfere with the study, sleep or comfort of other residents, staff and neighbours. You must reduce the level of noise immediately if requested to do so by a member of staff or by another resident.
2. You agree to behave with respect and consideration towards other residents, staff and your neighbours. This includes not injuring, or damaging the property of others, not using foul and abusive language, not using other residents possessions without permission and respecting the privacy of others.
3. You agree not to hold any parties.
4. You agree not to smoke in any area constituting the residences.

### **4.3 Respect for Your Accommodation/Living Environment**

1. You agree to keep your room/flat in a clean state and carry out your share of cleaning in any communal areas for which you are responsible.
2. You agree to dispose of your rubbish in accordance with the information provided in the Residents' Handbook.
3. You agree to acquaint yourself and follow the fire alarm and evacuation procedures for your accommodation.
4. You agree not to tamper with any electrical equipment, gas installations/appliances or fire safety equipment (without due cause to do so).
5. Due to fire risk you are not allowed to have or use your own portable electric or gas heaters. You must not have or use any items that may have a naked flame or produce heat.
6. You agree to ensure the building and your room/flat is left secure. For example, you must not prop open external doors and you should lock your door, and close the windows when you are out at all times.
7. You agree not to have any pets. Guide dogs and hearing dogs are permitted.
8. You agree not to have on campus anything that could harm you or someone else (e.g. airguns or any other form of weapon, chemicals or fireworks).
9. You agree to keep your room and the communal areas you have access to in a manner that will not endanger the welfare of others who need to access these areas including other students, staff members and visitors to the accommodation.

### **4.4 Other**

1. You agree not to give keys or access card to your flat/room to any other person.
2. You agree to report any damage to your accommodation promptly.
3. You agree not to sublet your room.
4. You agree to be responsible for your guests while they are in or on the residence site. This includes being responsible for any damage they may cause.
5. You agree not to use your room for any business purposes or illegal activity, including any activity relating to illegal drugs.
6. You agree to pay for any damages caused by you either through negligence, deliberate act or accidents. You also agree to pay for damages that may have been caused within an area over which you have sole or joint control if the person who caused the damage cannot be identified.

7. You agree to move out of the residence if you stop being a student at Queen Mary University of London.
8. If a letter/notice is delivered to your room or post-box or email inbox it will be deemed that you have received it.

## 5. Our Responsibilities (Queen Mary, University of London)

### **5.1 Cancelling the Agreement**

1. If you sign the agreement without face to face contact with a member of Housing Services you have a 2 day 'cooling off period' from the date you signed the agreement and you will be released with no financial charges.
2. You do not get the 2 day 'cooling off period' if you sign the agreement in person at Housing Services, or stay overnight in the accommodation, or if the commencement date of the licence agreement has passed.
3. Queen Mary University of London can break this agreement if you are in violation of the terms and conditions by giving you 28 days notice. If you fail to vacate at this time, or at the end of the licence, legal action will be taken to remove you from the property.

### **5.2 Standard of Accommodation**

1. We will provide accommodation and furniture that is maintained to a reasonable standard and complies with health and safety laws.
2. We will undertake the cleaning of the communal areas in line with the guidelines set out in the Residents' Handbook.
3. We will carry out repairs within reasonable time limits.

### **5.3 Other**

1. You are entitled to live in the accommodation free from interference or harassment from staff or other residents.
2. We will ensure that all staff and contractors give a minimum of 48 hours notice whenever we need to access your room/flat; except in the case of emergencies, if you have reported a maintenance request, routine inspections (or repairs arising from routine inspections), or if we believe that the terms of your licence agreement have been broken. For planned maintenance 7 days notice will normally be given.
3. Occasionally we may require you to change room due to unforeseen circumstances.

## 6. Complaints Procedure

If you wish to raise a complaint about the condition of the premises or any issue arising from the terms of this agreement please submit a written complaint to Housing Services as soon as possible.

### [View Residents' Handbook](#)

I have read, understood and accept the Terms and Conditions of the Offer Letter, Licence Agreement and associated Residents' Handbook.

### **Agreed:**

**(DateTimeOfferAccepted) by (Forename) (Surname) (StudentID)**

Please click 'continue' to finalise your acceptance. Do not log out until you see the 'Accommodation Accepted' page.