Occupancy Agreement

This **Occupancy Agreement** (“***Agreement***”) is entered into on ("***Effective Date***") by and between the following parties:

Owner

Occupant

The Owner and Occupant may be referred to individually as a “***Party***” and collectively as the “***Parties.***”

1. Purpose

This Agreement sets out the terms under which the Occupant is permitted to occupy the property described below. This Agreement creates a license to occupy and does not grant exclusive possession or create a landlord-tenant relationship unless otherwise required by applicable law.

2. Property

The Owner grants the Occupant the right to occupy the following property:

Address:

Description:

The Occupant acknowledges that occupancy may be shared with others and that certain areas may be designated as common spaces.

3. Term of Occupancy

The occupancy shall begin on and shall continue until , unless terminated earlier in accordance with the Termination clause.

If the Occupant remains in possession after the end date without a written extension, the occupancy shall continue on a basis under the same terms, subject to termination by either Party with notice as stated below.

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4. Occupancy Fee and Payment Terms

The Occupant agrees to pay an occupancy fee as follows:

Description	Amount	Due Date
Occupancy Fee		
Security Deposit		
Utilities (if any)		

Payments shall be made to _____.

Late payments may result in additional charges of _____, provided such charges are reasonable and communicated in advance.

5. Security Deposit

The Occupant shall provide a security deposit as stated above. The deposit may be used to cover:

- Damage to the property beyond normal wear and tear
- Unpaid occupancy fees
- Costs arising from breach of this Agreement

Any remaining balance shall be returned within [Number] days after the Occupant vacates the property, subject to reasonable deductions.

6. Use of Property

The Occupant agrees to:

- Use the property solely for residential purposes
- Maintain cleanliness and reasonable care of the premises
- Comply with all applicable laws and regulations
- Respect the rights and quiet enjoyment of other occupants or neighbors

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The Occupant shall not:

- Sub-license or transfer occupancy rights without the Owner's prior written consent
- Use the property for illegal or hazardous activities
- Make structural alterations without written approval

7. Maintenance and Repairs

The Owner shall ensure that the property is in a condition suitable for occupancy at the start of the term.

The Occupant shall promptly notify the Owner of any damage or required repairs. The Occupant shall be responsible for damage caused by misuse or negligence.

8. Access by Owner

The Owner may enter the property upon reasonable notice for purposes such as inspection, maintenance, or showing the property to prospective occupants or buyers, except in emergencies where immediate access is permitted.

9. House Rules

The Occupant agrees to comply with any reasonable house rules provided by the Owner, including but not limited to rules regarding:

- Noise levels
- Use of shared spaces
- Guests and overnight visitors
- Waste disposal

Such rules must be communicated clearly and applied consistently.

10. Termination

Either Party may terminate this Agreement by providing _____ days' written notice to the other Party.

The Owner may terminate the Agreement immediately upon written notice if the Occupant:

- Fails to pay occupancy fees
- Breaches a material obligation under this Agreement
- Engages in unlawful or disruptive conduct

Upon termination, the Occupant shall vacate the property by the effective termination date and return all keys or access devices.

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11. Condition Upon Vacating

The Occupant agrees to return the property in a clean and reasonable condition, subject to normal wear and tear. Any personal belongings left behind may be handled or disposed of by the Owner after reasonable notice.

12. Liability

The Occupant assumes responsibility for personal belongings and releases the Owner from liability for loss or damage, except where caused by the Owner's negligence or failure to meet basic obligations.

13. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of _____.

14. Entire Agreement

This Agreement constitutes the entire understanding between the Parties regarding occupancy of the property and supersedes any prior discussions or arrangements.

15. Amendments

Any changes to this Agreement must be made in writing and signed by both Parties.

16. Notices

Any notice under this Agreement shall be in writing and delivered to the addresses specified above or to any updated address provided in writing.

By signing below, the Parties acknowledge that they have read, understood, and agreed to the terms of this Occupancy Agreement.

Owner

Name _____ _____

Date _____

Signature

_____

Occupant

Name _____ _____

Date _____

Signature

_____

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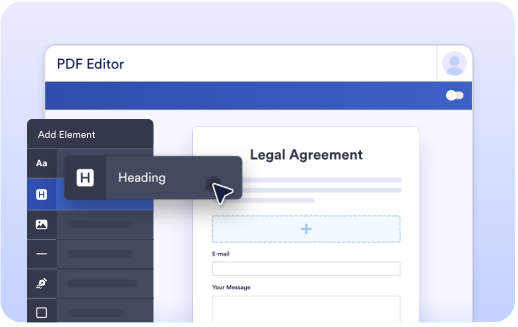
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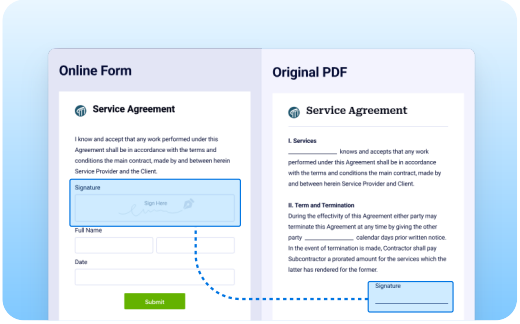
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