LUXURY HOSPITALITY LONDON LTD

# Letting Agreement

This Licence is arranged by Luxury Hospitality London Ltd (LHL) (the "Agent") on the date shown and is made between you, the Guest, and the Host directly. This is a licence to occupy the Accommodation for the period set out below. The Guests have not been granted exclusive possession of the Property.
You should read this Licence carefully and only sign it if you agree to be bound by all the terms.

## 1. Licence

1.1 This Licence sets out the terms on which we provide managed services for your Property. By entering this Licence you also agree to our Website Terms & Conditions. Your ongoing instruction of us indicates your acceptance of these terms. Please read the Licence carefully before accepting it.
1.2 If an agent signs this Licence for the Guest, it binds the named Guest who has expressly agreed to all terms.
1.3 In consideration of the fees paid, the Host permits the Guest to stay in the Property subject to this Licence.
1.4 LHL may pass certain Guest details to the Host if required.

## 2. Permission to Occupy

2.1 This Licence allows the Guest to stay in the Property and access any common areas for the period from the Booking Start Date to the Booking End Date and any agreed extension.
2.2 This permission depends on prompt payment of fees and appropriate Guest behaviour.
2.3 Permission can be withdrawn on very limited notice and does not create any legal interest in the Property or associated areas.
2.4 Nothing herein creates a tenancy or right to exclusive possession of the Property.
2.5 As this is a home, it may contain personal possessions that remain the Host's property. Removal of items may be treated as theft.
2.6 This Licence is personal to the Guest named above. It cannot be assigned/transferred or permit other occupants.

## 3. Guest Identification

3.1 To protect the Host's interests, the Guest agrees to verify their identity with photographic ID before occupying the Property.
3.2 The Host or LHL may pass the Guest's details to a third party to verify ID and run other checks.
3.3 Satisfactory ID verification is required before access is granted, at the Host/LHL's discretion.

## 4. Guest Responsibilities

4.1 The Guest acknowledges liability for all damage caused during their stay.
4.2 The Guest agrees to compensate the Host for any losses due to Guest damage/negligence.
4.3 If issues arise, a £1,000 Security Deposit may be taken, to be returned within 30 days after satisfactory check-out inspection.
4.4 Losses may exceed the Security Deposit and the Guest remains fully liable.
4.5 Guest negligence/damage identified after departure can still be charged to the Guest.

## 5. Guest Obligations

5.1 All licence obligations bind the Guest and any other entrants to the Property, notified or not.
5.2 The Guest takes responsibility for all visitors' behaviour.
5.3 No legal rights are granted to the Guest or visitors regarding the Property or associated areas.
5.4 Obligations regarding the Property also apply to the building and any access/parking/rights of way.

## 6. Use

6.1 The Property is for residential purposes. The Guest agrees not to:
a) Damage, remove or interfere with any of the Host's possessions b) Access sealed off or locked areas. Minimum £50 fee if violated
c) Operate any business unless agreed d) Use for illegal/immoral purposes
e) Bring in or consume illegal drugs f) Damage the Property

g) Bring animals unless agreed h) Invade the Host's privacy or reveal identifying information i) Smoke inside
6.2 The Property must always be used reasonably and responsibly.

## 7. Fixtures and Fittings

7.1 Appliances, fixtures and fittings should be properly operated per provided instructions.

## 8. Noise and Nuisance

8.1 Excessive noise is prohibited.
8.2 Causing nuisance/annoyance to neighbours is prohibited.
8.3 Obstructing or harassing nearby residents or workers is prohibited.
8.4 Strict no party policy. Gatherings risk immediate termination of this Licence.

## 9. Advertising

9.1 No external signs/logos are permitted and the Property's location cannot be used in promotional materials.

## 10.Repairs & Issues

10.1 Prompt reporting of required repairs/issues to the Host/LHL is essential to prevent worsening.
10.2 The Guest agrees to reasonably minimise and contain any problems.
10.3 The Guest will compensate the Host for losses due to late/failed reporting of issues.
10.4 Issues only found after departure may still be charged to Guest negligence.

## 11.Access

11.1 The Host, LHL or approved representatives may enter at any time without notice.
11.2 From time to time, access is required to show the Property.
11.3 Entry is generally within working hours but may occur otherwise.
11.4 The Guest agrees not to impede access at any time.
11.5 Access may occur if Guest unoccupied.

12-16 Various Responsibilities
[Clauses covering ventilation, rubbish disposal, cooking, cleaning and condition of premises upon departure]

## 17.Compensation for Losses & Damages

17.1 Guest agrees to compensate Host losses/fees caused by Guest breach. Amounts determined solely by LHL.

## 18.Security

18.1 Guest must secure all access and not facilitate unauthorised entry.

## 19.Host Obligations

[Covering provision of facilities, maintenance and limitations on responsibility for repairs]

## 20.Termination

20.1 Breach permits 24 hours termination by Host/LHL.

## 21.Left Property

[Covering items left behind upon departure]
22-26 Various Provisions
[Clauses covering amenities, noise, specialist cleaning, notices and data protection]

## 27.General

27.1 Invalid clauses do not impact other enforceable terms.
27.2 English law governs, with exclusive jurisdiction of English courts.