



Occupancy Agreement

Between Dragons Housing Co-operative Ltd. Register No. 4059
(hereinafter known as 'the Co-op') and _____
hereinafter known as the 'occupant') for the provision to the occupant of accommodation at Pen Y
Lan, Llanrhaeadr Ym Mochnant at a rent of
£_____ per week.

WHEREBY IT IS AGREED AS FOLLOWS

- 1[a] the co-op agrees to provide
- i] A private bedroom for the use of the occupant
 - ii] kitchen, living room, bathroom and other Communal facilities shared use with other occupants.
- b] the co-op agrees to improve and maintain the accommodation provided, to the standards agreed by General Meetings of the Co-op.
- 2] the occupant agrees with the Co-op as follows:
- a] to pay the agreed rent, no more than 31 days in arrears without prior notification, being his or her fair share, as determined by General Meetings of the co-op, of the amount needed for the securing, improvement, maintenance and management of the accommodation provided.
 - b] not to assign charge or transfer the occupancy to any person or body other than the Co-op and not sub-let the accommodation or any part of to any other person/body
 - c] to ensure that the property and fixtures are not damaged in anyway that the property is kept clean and tidy and that a co-op member may inspect the property at reasonable times and with prior consultation
 - d] not to do or suffer to be done on the property anything which shall become a nuisance or an annoyance to the Co-op or owner/occupiers of neighbouring lands
 - e] that all gas and electricity consumed is paid for by the occupants
 - f] that the occupants report any major defect arising at the property
 - g] to co-operate with other occupants to maintain a mutually acceptable living environment with regard to the general upkeep of the premises, disturbance caused by noise and the use of shared facilities
 - h] to give one months notice in writing to the Secretary of the Co-op of the intention to terminate this agreement
- 3] If any term of this agreement is not upheld then the matter shall be referred to the general meeting of the Co-op to consider appropriate action.
- 4] This Agreement can be terminated if a Mortgagee in Possession requires vacant possession sale.
- 5] The parties to this agreement acknowledge that the common principles of fairness and co-operation will be upheld in the interpretation and operation of this agreement.

This Occupancy Agreement shall commence on _____.

Signed _____ [the occupant] Date _____

Signed _____ [for the Co-op] Date _____