Licence to Occupy

Licensor (owner) Jupiter 33 Limited c/o CRM Students Limited, Hanborough House, 5 Wallbrook Court, North Hinksey Lane, Botley, Oxford, OX2 0QS

Licensee Details:

Name 1	Dario Banuelos
Home Address 1:	
Name 2 (if applicable)	
Home Address 2 (if applicable):	
Tel No:	
Email Address:	dario_banuelos@yahoo.com
Management Company:	*CRM Students Limited (Company Number 4886412) whose registered address is* *Hanborough House,* *5 Wallbrook Court,* *North Hinksey Lane,* *Botley,* *Oxford,* *OX2 0QS.* *Fax. 01865 207 234* *Email. notices@crm-limited.co.uk*
Development:	Louise House Louise House, 33 Medway Street, Westminster, London, SW1P 2BE Including all stairwells, corridors and lobbies, the laundry room, and any common room facility within the building or buildings, and in addition all external areas of the development accessible to or by licensees.
Flat/Room:	214 Or such other flat as the Owner may allocate to the Licensee under clause 2.3

Licence Period:	11 Oct 2025 to 19 Dec 2025
Holding Deposit:	£150.00 This is a refundable sum required to secure your room. On commencement of your tenancy you agree that this sum converts to a refundable security deposit. The Security Deposit will be held in accordance with this agreement.
Security Deposit:	£150.00 On commencement of your tenancy your Holding Deposit above converts into a refundable Security Deposit which will be held in accordance with this agreement.
Licence Fee:	

Instalment Due Date	Installment from Date	No of Weeks	Installment amount £
11 Oct 2025			£150.00
			£
01 Oct 2025	11 Oct 2025	10	£3,170.00
			£
			£
			£
			£
			£
			£
			£
			£
			£
			£
			£
			£
			£
			£

				£
				Total: £ 3,170.00

Room Items:	The items to be provided in the Room and listed under the heading Room Items in the attached Inventory.
Communal Areas	The common room, laundry and communal roof terraces.
Shared Areas:	Corridor, Stairwell and lifts.
Shared Items:	The items to be provided in the Service Areas and listed under the heading "Shared Items" in the Inventory supplied on arrival.

1. **Definitions and interpretation of this agreement**

1.1 In this Agreement the terms in bold on the cover page of this Agreement have the meanings set out next to them.

1.2 Text in bold set out in boxes in this Agreement is for guidance and information only and does not form part of this Agreement. Any reference to Agreement refers to this agreement.

1.3 The term “the Landlord” includes not only the company or individual named on the cover page but also any other persons or companies who may legally succeed it.

1.4 Any reference to “Tenancy” refers to the tenancy created under this Agreement.

1.5 Clause headings do not affect the interpretation of this Agreement.

1.6 The Management Company has been authorised to act on behalf of the Owner as its agent in connection with the operation of this Licence. However for the avoidance of doubt supplies under this Agreement are made by the Owner and not the Management Company.

1.7 The Licence Fee under this Agreement accrues weekly in advance but for administrative convenience it will be collected by way of one instalment as specified in clause 3.1. The total Licence Fee for the Licence Period is the Licence Fee specified on the cover page of this Agreement.

1.8 Any provision of this Agreement which is held by any competent authority to be invalid, void, voidable, unenforceable or unreasonable (in whole or in part) shall to the extent of such invalidity, voidness, voidability, unenforceability or unreasonableness be deemed severable and the other provisions of this Agreement and the remainder of such provision shall not be affected.

1.9 The Licensee is jointly and severally liable with other occupiers of the Development for damage caused to any communal or shared areas in the Development.

1.10 A reference to a statute or statutory provision is a reference to it as it is in force for the time being, taking account of any amendment, extension, or re-enactment and includes any subordinate legislation for the time being in force made under it.

2. Licence to Occupy & Inventory

2.1 The Owner permits the Licensee to occupy the Room within the Flat for the Licence Period in common with the Owner and all others authorised by the Owner (so far as is not inconsistent with the rights given to the Licensee to use the Room) and gives the Licensee the right to use in common with all other persons authorised by the Owner the Shared Items, Shared Areas and other communal facilities within the Development for the Licence Period.

2.2 Upon moving into the Room, and on each occasion the Licensee is required to move into another room under clause 2.3, the Licensee must check that the supplied Inventory is accurate and must sign and return the Inventory to the Management Company within 7 days of moving into the Room. If the inventory is not signed and returned then the Licensee accepts that it is correct as supplied.

2.3 The Licensee acknowledges that:

(a) the Licensee shall occupy the Room as a licensee and that no relationship of landlord and Licensee is created between the Owner and the Licensee by this Agreement;

(b) the Owner retains control, possession and management of the Room and Flat, the Owner will retain a set of keys and the Licensee has no right to exclude the Licensor from the Room or Flat;

(c) the licence to occupy granted by this Agreement is personal to the Licensee and is not assignable and the rights given in this clause 2 may only be exercised by the Licensee and its visitors;

(d) without prejudice to the rights under clause 4, the Owner shall be entitled at any time on giving not less than 2 days notice to require the Licensee to transfer to another room within the Development and the Licensee shall comply with such requirement.

3. Licence Fee and other charges

3.1

Licence Fee	Instalment Due Date	Instalment from Date	No of Weeks	Instalment amount £
	11 Oct 2025			£150.00
				£
	01 Oct 2025	11 Oct 2025	10	£3,170.00
				£
				£
				£
				£
				£
				£
				£
				£
				£
				£
				£
				£
				£
				£
				Total: £ 3,170.00

3.2 The Licensee shall pay the Licence Fee to the Owner on or before the due date and shall also deliver to the Management Company a signed Licence

3.3 The Licensee shall not reduce the payment of the Licence Fee by making any deduction from it or by setting any sum off against it for any reason.

3.4 The Licensee shall be responsible for obtaining and paying for any television licence required for any television in the Room and shall be responsible jointly and severally with other occupiers of the Flat for any television in the Shared Areas. If this clause is breached by the Licensee and costs are incurred by the Owner the Owner reserves the right to seek damages for any losses incurred.

3.5 Normal residential use of electricity, gas, water, and sewerage utility services is included within the Licence Fee. The Licensee shall not use the services listed for anything other than reasonable residential use. The Owner reserves the right to recover from the Licensee any losses incurred as a result of a breach of this clause by way of damages.

4. **Holding Deposit**

4.1 The Licensee will pay the Holding Deposit to the Management Company with their application for accommodation.

4.2 The Holding Deposit is non-refundable should an offer of accommodation be made by the owner and refused by the Licensee.

4.3 The Licensee agrees that on commencement of the Licence the Holding Deposit converts to a security deposit. A further sum to be held as Security Deposit will not be requested from the Licensee in such circumstances.

4.4 Further details of the Holding Deposit and cancellation policy are available on the Management Companys website www.crm-students.com.

5. Security Deposit

5.1 On commencement of the Licence the Holding Deposit converts to a Security Deposit as detailed in Paragraph 4.3 above.

5.2 The Security Deposit is held by the Management Company as Stakeholder.

5.3 Any interest earned on the Security Deposit will belong to the Owner.

6. Purpose of the Deposit

6.1 The Deposit has been taken for the following purposes:

(a) any damage, or compensation for damage, to the Room, the Flat, its fixtures and fittings or for missing items for which the Licensee may be liable, subject to an apportionment or allowance

for fair wear and tear, the age and condition of each and any such item at the commencement of the Licence Period and insured risks and repairs that are the responsibility of the Owner;

(b) the reasonable costs incurred in compensating the Owner for, or for rectifying or remedying any major breach by the Licensee of the Licensees obligations under this Agreement, including those relating to the cleaning of the Room, the Flat, Service Areas or its fixtures and fittings;

(c) any Licence Fee or other money due or payable by the Licensee under this Agreement of which the Licensee has been made aware and which remains unpaid after the end of the Licence.

7. Deductions from the Deposit

7.1 At the end of the Licence, the Owner shall be entitled to withhold from the Deposit such proportion of the Deposit as may be reasonably necessary to:

(a) make good any damage to the Room, the Room Items, the Flat or the Shared Items (except for fair wear and tear);

(b) replace any of the Room Items or Shared Items which may be missing from the Room or the Flat;

(c) pay any part of the Licence Fee which remains unpaid; and

(d) pay for the Room, the Room Items, the Flat and the Shared Items to be cleaned if the Licensee is in breach of its obligations under clauses 9 and 10.

(e) pay any outstanding fees levied during the duration of the Licence in respect of lost/misplaced/replacement keys/security cards/fobs which the owner has incurred but which have not been paid by the Licensee.

8. At the end of the Licence

8.1 The Management Company will tell the Licensee within 10 working days of the end of the Licence if they propose to make any deductions from the Deposit.

8.2 The Management Company will keep or repay the Deposit, according to the deductions and the conditions of this Agreement. Payment of the Deposit or any balance of it will be made within 20 working days of the end of the Licence.

9. Care of the accommodation

9.1 The Licensee will:

(a) not alter or damage the Room or Room Items and will keep them in a clean and tidy condition;

(b) not damage or mark or change the decorative finish of the Room or Shared Areas;

(c) jointly with the other occupiers keep the Shared Areas in a clean, tidy and hygienic condition;

(d) not alter, damage, litter or obstruct the use of the Shared Areas;

(e) not cause or permit any damage to any part of the Development;

(f) not remove any Room Items or Shared Items from the Flat;

(g) notify the Management Company of all repairs and/or maintenance work which the Licensee considers necessary to the Room, the Flat or the Development as soon as such repairs or maintenance work are apparent;

(h) not attempt to carry out any repairs or maintenance works to any part of the Development, including the Flat and the Room, any of the Shared Items and the Room Items;

The above clause is required in the interests of health and safety. Management Company staff will attend to repairs and maintenance.

(i) not to tamper or in any way adjust safety controls to any windows such as to override the safety mechanism which has the effect of enabling the window to open to a greater extent than the safety designed limits;

(j) not bring any of the following items into the Flat without the written consent of the Management Company: upholstered furniture (such as sofas and arm chairs), heating equipment or any electrical equipment which does not comply with all relevant British Standards;

The above clause is required in the interests of fire safety for all occupiers of the Development.

(k) not to mark or label any keys and to report the loss of them immediately to the Management Company;

(l) take all reasonable steps to ensure that the Room and the Flat are kept secure from the intrusion of unauthorised persons (including shutting and locking windows and doors when the Licensee leaves);

(m) comply with the published Internet Usage Policy as amended from time to time. The Owner reserves the right to terminate such service without compensation for breach of that policy and/or continued licence fee arrears or other payments due or outstanding of over 14 days.

If the Licensee breaches any of the above clauses and as a result of the breach of agreement by the Licensee costs are incurred by the Owner you may be required to pay damages to the Owner in respect of the breach.

9.2 If the Licensee hereby states that they are a student registered with the University/College or will be at the commencement of the Licence Period.

9.3 The Licensee will also provide The Local Authority with all information required in order to allow The Local Authority to provide a Council Tax Exemption Certificate.

9.4 Should the Licensee no longer be a student at the University/College the Licensee will notify the Management Company within one week of such change of status and shall vacate the Room and Flat immediately. The Licensee shall remain liable for all of this obligations under this agreement which have not been performed, including payment of the Licence Fee.

9.5 The Licensee shall be liable for any Council Tax Payments which arise when the Licensee does not have/is not entitled to Council Tax Exemption Certificate.

10. Proper conduct for communal living

The Licensee will:

10.1 use the Room and the Shared Areas for their own private residential purposes only;

10.2 not allow any other person to reside on any part of the Development;

10.3 not cause any noise which is audible outside of the room it is made in;

10.4 not cause any disturbance distress annoyance or damage to any other occupiers of the Development or their property;

10.5 in co-operation with the other occupiers of the Building, keep clean and tidy and clear of rubbish the parts of the Building which the Licensee is entitled to use and will pay to the Owner on demand any additional cost for cleaning or clearing of such areas arising from breach of this obligation by the Licensee or their visitors or will pay a proportionate share as determined by the Owner;

10.6 not tamper with, misuse or damage any equipment or other things in the Development which are provided by the Owner in the interests of health and safety of persons in the Development (including but not limited to fire fighting equipment and fire doors);

10.7 pay, on written demand, a reasonable sum as defined in the Management Companys published schedule of charges or as required by the relevant emergency service to cover any costs incurred by the Owner if the Licensee sets off a fire alarm without due cause (even if accidentally) resulting in the attendance of the emergency fire services or the evacuation of any buildings;

10.8 not prepare or cook food anywhere other than in the kitchen in the Flat and not keep or use deep fat frying equipment anywhere on the Development;

10.9 not keep or use candles or any open flame, lighting or heating equipment anywhere in the Room or the Flat;

10.10 comply with any reasonable written regulations issued from time to time by the Management Company in connection with the use of the Shared Areas and/or Shared Items and conduct in the communal areas of the Development generally;

10.11 not affix any notice poster or similar article anywhere in the Development except on the notice boards (if any) provided making good any damage caused or paying the Owners reasonable costs for failure to comply;

10.12 comply with all relevant legislation and other legal requirements in connection with the Licensees use and occupation of the Flat and general conduct in the Development;

10.13 not park or allow any visitor to park any car or other vehicle on the grounds of the Development without a permit where applicable.

The Licensee should be aware that the Owner or the Management Company may clamp illegally parked vehicles and they will be released only upon payment of a release fee.

10.14 use best endeavours to ensure that the Licensees visitors comply with clauses 9 and 10 of this Agreement headed care of the accommodation and proper conduct for communal living;

10.15 attend a fire training session arranged by the Management Company;

The Owner requires mandatory attendance at a Fire Training Session in the interests of fire safety for persons and property. Times/Dates will be advised at a later date.

10.16 not smoke in the Development other than in the outside designated smoking areas;

10.17 not bring onto or allow to be stored or kept or used within the Room, Flat or Development and to report to the Owner or any of its staff the presence of any:

(a) animals or pets of any description;
(b) liquid or gaseous fuel, noxious or explosive substance or gas, paraffin or gas heater, cookers, candles or other naked flame devices or consumables;
(c) illegal drugs or substances whether for the Licensees own use or otherwise unless prescribed by a bonafide medical practitioner; and
(d) weapons or imitation weapons of any form.

10.18 not commit any form of harassment on the grounds of race, religion, sex or disability or any other act which may become a nuisance or annoyance, or cause offence to any other occupiers or visitor, or to any owner or occupier of any neighbouring property;

10.19 not to alter or add to the Room, Flat or Development nor to re-decorate the whole or any part of it or the interior, nor to allow anyone else to do so;

10.20 not to use the Room, Flat or the Development or any part of it, nor allow anyone else to do so, for any activity which is dangerous, offensive, noisome (including the playing of loud music at any time) illegal or immoral or which are or may become a nuisance or annoyance to the Owner or the occupiers of the Flat, the Development or any neighboring property;

10.21 run a trade or business from the Room, Flat or Development;

10.22 not to act or fail to act in a way which will or may result in any policy of insurance in respect of the Development becoming void or voidable or whereby the premium or excess therefore and therein may be increased;

10.23 not install any wireless or television pole, aerial, satellite dish or apparatus on the Development;

10.24 not use, threaten, harass or commit any violence against any other occupier, bonafide visitor, the Management Company or the Owner or any of the Owners staff or agents;

10.25 not expose or allow to be hung any laundry washing or other items so as to be visible from outside the Flat and not to dry clothes on any storage or electrical convector or fan heaters;

10.26 not store bicycles in the Room, Flat or any access ways or staircases but instead store any bicycle in the designated bicycle storage areas.

If as a result of the Licensees breach of any of the above clauses costs are incurred by the Owner you may be required to pay damages to the Owner in respect of the breach.

11. Access by the Owner

11.1 The Licensee must not obstruct the Owner, Management Company and their agents together with any necessary contractors and workmen when they enter the Flat and the Room at all reasonable times in order to:

(a) carry out the services required under this Licence;

(b) show the accommodation to prospective new occupiers;

(c) examine the state and condition of the Flat and the Room and the Shared Items and the Room Items;

(d) carry out any repairs to the Room, the Flat or the Development that are reasonably necessary pursuant to the Owners and Management Companys responsibilities under this Agreement or by statute and for any other reasonable purpose in connection with the management of the Development.

12. At the end of this Agreement

12.1 When this Licence comes to an end (however that may be) the Licensee will:

(a) vacate the Room and remove all of their belongings from the Development and leave the Room and the Room Items in the same clean state and condition as they were at the beginning of the License Period. If the Licensee fails to remove any of their property from the Development within 7 days after this Licence comes to an end then the Owner may sell such property as the agent of the Licensee and the Licensee will indemnify the Owner against any liability to any third party whose property is sold by the Owner in the mistaken belief that such property belonged to

the Licensee. If after 6 months the sale proceeds net of any disposal and reasonable management costs have not been claimed by the Licensee then the Owner shall be entitled to keep them absolutely;

(b) ensure that any Room Item or Shared Item which may have been moved during the Licence period is returned to the location that it was in at the start of the Licence Period;

(c) give to the Management Company all relevant keys given to the Licensee at the start of the Licence, and for any not returned at the end of the Licence the Licensee will pay to the Owner a reasonable administrative and replacement charge;

(d) attend a check out inspection by the Management Companys site management team and sign a copy of the inspection report.

If the Licensee fails to attend the check out inspection it will be very difficult for the Licensee to challenge the inspection and any charges levied for damage and disposal of refuse and abandoned items.

(e) confirm to the Management Company the address or bank details to which the Deposit (less any deductions made in accordance with this Agreement) should be sent to and if the Management Company does not receive such confirmation within 5 working days of the end of this Licence then the Management Company shall return the Deposit (less any deductions) by cheque to the home address of the Licensee as it appears on page 1 of this Agreement.

13. Expenses related to breaches of this Agreement or recovering possession

13.1 If the Licensee breaches this Agreement or fails to fulfil any of its obligations under this Agreement and as a result costs are incurred by the Owner and/or Management Company you may be required to pay damages including the costs incurred in remedying such breaches or in connection with the enforcement of those obligations or recovering possession of the Property.

13.2 If the Owner or Management Company (acting reasonably) considers that the Licensee is jointly responsible (i.e. together with others) for a breach of this Agreement or a failure to fulfil any of its obligations under this Agreement then the Licensee shall bear a proportion of the costs incurred by the Owner in remedying such breaches or in connection with the enforcement of those obligations. The proportion will be determined by the Owner or Management Company (acting reasonably).

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13.3 The Licensee may also be required to pay damages in relation to all reasonable expenses fees and costs incurred by the Owner and/or Management Company in connection with:

(a) collecting or attempting to collect any sums which are due but unpaid by the Licensee under this Agreement and which remain unpaid more than 14 days after the due date. Such sums will not exceed a sum equal to interest on the unpaid amount in excess of 3% above the Bank of England Base Rate calculated on a daily rate;

(b) ensuring that the Licensee gives up occupation of the Room once he/she is no longer entitled to occupy; and

(c) losses or damage in accordance with the Management Companys published schedule of charges, details of which are available from the Management Company upon request.

14. Termination

14.1 The Licence may be ended by the Owner immediately if:

(a) the Licence Fee is not paid on the day when it becomes due;

(b) the Licensee is declared bankrupt under the Insolvency Act 1986;

(c) the Licensee has breached this Agreement;

(d) the Licensee ceases to be a full time/part time student; or

(e) fire or damage renders the Room or the Flat unfit for use.

14.2 Alternatively, the Licence may end on the expiry of 28 days' notice given by either party to the other.

14.3 If the Licence is ended pursuant to clause 14.1 then it shall immediately end. Termination shall be without prejudice to any right or remedy of the Owner in respect of any breach of the terms of this Agreement by the Licensee.

15. Owners obligations

15.1 The Owner agrees to:

(a) comply with the Furniture and Furnishings (Fire Safety) Regulations 1988 and any subsequent amendments;

(b) insure the Flat, the Room Items and the Shared Items (and for the avoidance of doubt, the Owner will not insure the Licensees personal possessions and the Owner accepts no liability for loss or damage to the Licensees personal possessions);

(c) at the beginning of the Licence Period equip the Room with the Room Items and the Shared Areas with the Shared Items.

The Owner will not insure items other than the identified Room Items and the Shared Items.

16. Notices

16.1 Any notice to the Owner sent under or in connection with this Agreement shall be deemed to have been properly served if:

(a) sent by first class post or left at the Managing Agents address given on the first page of this Agreement;

or

(b) sent to the Managing Agents fax number or e-mail address stated on the first page of this Agreement.

16.2 Any notice sent to the Licensee under or in connection with this Agreement shall be deemed to have been properly served if:

(a) sent by first class post or left at the Licensees address stated on the first page of this Agreement;

or

(b) sent to the Licensees e-mail address stated on the first page of this Agreement.

16.3 Any notice sent by first class post shall be deemed to have been received the day after it was sent.

17. Student tax exemption

17.1 The Licensee Warrants (confirms) that they will provide all the necessary documentation in respect of their student status to the local authority for the purposes of exempting the Licensee from paying council tax. Responsibility for paying council tax lies with the Licensee and the Licensee acknowledges that they will meet any sums due in respect of council tax determined by the local authority.

17.2 The Licensee also Warrants (confirms) that they will advise the Management Company of any change in the Licensees student status and if the Licensee is found to be, or informs the Management Company that the Licensee is no longer a student at a higher education establishment in England and Wales then the Licensee will remain liable for council tax payable for the period of this Agreement.

17.3 Any council tax charges levied at any point in time when the Licensee is not a student and/or is no in receipt of a council tax exemption certificate shall be charged to the Licensee.

17.4 If the Licensee ceases to be a full time/part time student but continues to live in the Room then the Licensee must within 7 days of written demand from the Owner reimburse and indemnify the Owner in respect of any Council Tax due in respect of the entire Flat as a result of the Licensees continued occupation of the Room.

18. Governing law and jurisdiction

18.1 This Agreement and any dispute or claim arising out of or in connection with it or its subject matter will be governed by and construed in accordance with the law of England and Wales.

18.2 This Agreement has been entered into on the date the Owner confirms the Licence.

18.3 This Electronically signed Licence Agreement is a legally binding document and is available within the Student Portal.

19. Data Protection

19.1 Information about how the Management Company process and protect personal information that they hold about the Tenant, such as name, address, date of birth and details of University and including if applicable any special categories of data (formerly called sensitive personal data) such as medical information, is set out in the Privacy Policy on the Management Company's website www.crm-students.com

19.2 The Privacy Policy (together with the Management Company's terms of use at www.crm-students.com and any other documents referred to on it) sets out the basis on which any personal data the Management Company collects from the Tenant, or that

the Tenant provides to them, will be processed by them. The Tenant is required to read the Privacy Policy carefully to understand practices regarding their personal data and how the Management Company will treat it.

The procedure is that the Licensee signs the Agreement first and then returns both copies to the Management Company who (on behalf of the Owner) sign and date the Agreement. A copy of the signed and dated Agreement will then be returned to the Licensee after the Licensee has taken up occupancy for safekeeping. The Management Company will also retain a copy.

Before signing this Agreement the Licensee should read the following notes

This Agreement is a legally binding document. Signing it means that the Licensee has read, understands and agrees to be bound by its terms. The Licensee should therefore satisfy himself/herself that this is indeed the case before signing. The Licensee should be aware that he/she will be bound for the whole of the Licence Period (as defined above) and will not be released from his/her obligations (for example to pay the Licence Fee) until the Licence Period expires. The Licensee may wish to seek independent legal advice.

The Licencee(s)

Lead Licencee Signature	Dario Banuelos	**Second Licencee Signature (Where applicable)**	
Date		**Date**	

Guarantor 1 Signature	
Date	

The Landlord and/or Agent Managing on behalf of

Signature	

	Acting on behalf of Jupiter 33 Limited
Date	