

# Boarding (Lodger) Agreement – NSW

This Boarding Agreement is made on [date] between:

The Owner/Manager (Licensor):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

The Boarder (Licensee):

Name: \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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## 1. Premises

The Boarder is granted a licence to occupy [room number/address] (“the Room”) and to share common facilities such as the kitchen, bathroom, laundry, and living areas.

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## 2. Term

This Agreement begins on [start date] and continues:

☐ Until terminated by either party with [e.g. 2 weeks] notice in writing.

☐ For a fixed period ending on [end date].

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### 3. Rent

The Boarder agrees to pay rent of \$ \_\_\_\_ per week, payable in advance on [day of week] by [cash/bank transfer].

A security bond of \$ \_\_\_\_ (usually up to 2 weeks rent) is payable on signing and will be refunded (less any lawful deductions) within [e.g. 14 days] of the Boarder vacating.

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### 4. House Rules

The Boarder agrees to:

- Keep their room and shared facilities clean and tidy.
  - Not damage property or cause nuisance to others.
  - Not have overnight guests without prior approval.
  - Not engage in illegal or disruptive behaviour.
  - Follow all posted house rules (attached to this agreement).
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### 5. Utilities & Services

☐ Rent includes electricity, gas, water, and internet.

☐ Additional charges: \_\_\_\_\_

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### 6. Owner's Rights

The Owner/Manager may:

- Enter the room in case of emergency or with reasonable notice for inspection, repairs, or cleaning.
  - Terminate this Agreement by giving [e.g. 2 weeks] notice in writing.
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## 7. Termination by Boarder

The Boarder may terminate this Agreement by giving [e.g. 1 or 2 weeks] notice in writing.

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## 8. Bond & Condition

A condition report may be completed at the start of occupation. Deductions from bond may be made for unpaid rent, damage, or cleaning beyond fair wear and tear.

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## 9. General

- This is a boarding/lodging agreement and not a residential tenancy under the Residential Tenancies Act 2010 (NSW).
  - This Agreement is governed by the laws of New South Wales.
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Signed:

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Owner/Manager

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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Boarder

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_