

University of NSW - ROOM LODGING AGREEMENT

THIS AGREEMENT is made on this _____ day of _____, 2026

BETWEEN:

The Host (Property Provider): _____

Address of Premises: _____

Contact Details: _____

AND:

The Lodger (Student): _____

Contact Details: _____

UNSW Student ID (if applicable): _____

1. PREMISES AND ACCOMMODATION

1.1 The Host grants the Lodger the non-exclusive right to occupy the designated bedroom located at the Address above.

1.2 The Lodger shall have shared access to common areas, including the kitchen, bathroom, living room, and laundry facilities.

1.3 This agreement does not create a tenancy under the NSW Residential Tenancies Act 2010. The Host retains ultimate control and possession of the premises.

2. TERM OF OCCUPANCY

2.1 This agreement begins on _____ and will continue:

☐ Until _____ (Fixed Term)

☐ On a week-to-week basis until terminated by either party with notice.

3. RENT AND BOND

3.1 The Lodger agrees to pay rent of \$ _____ per week, payable in advance every ☐ week / ☐ fortnight.

3.2 Rent must be paid via bank transfer to the following account:

Account Name: _____

BSB: _____

Account Number: _____

3.3 The Lodger will pay a Security Bond of \$ _____ (*maximum 2 weeks rent recommended for lodging*) before moving in. This bond will be refunded within 14 days of departure, minus any costs for unpaid rent or damage beyond fair wear and tear.

4. UTILITIES AND INTERNET

4.1 The weekly rent amount:

☐ Includes all utilities (Electricity, Water, Gas, and Unlimited Internet).

☐ Does *not* include utilities. Utilities will be split and billed as follows:

5. HOUSE RULES AND OBLIGATIONS

5.1 Cleanliness: The Lodger must keep their room clean and tidy, and clean up common areas immediately after use.

5.2 Guests: No overnight guests are permitted without prior written consent from the Host.

5.3 Noise: Quiet hours must be observed between **10:00 PM and 7:00 AM**.

5.4 Damage: The Lodger must immediately report and pay for any damage caused to the property or fixtures by their neglect or misuse.

University of NSW - ROOM LODGING AGREEMENT

6. TERMINATION AND NOTICE PERIODS

6.1 Either party may terminate this agreement by giving _____ weeks written notice (*minimum 2 weeks recommended*).

6.2 The Host may terminate this agreement immediately if the Lodger breaches house rules, fails to pay rent for more than 7 days, or engages in illegal or dangerous behaviour.

SIGNATURES

By signing below, both parties agree to the terms and house rules outlined in this document.

Host Signature: _____ Date: _____

Lodger Signature: _____ Date: _____