

Share House CONTRACT AGREEMENT FOR

Between:

Proprietor	
Resident	

For:

Room No	Address

The resident's room is furnished with:

Bed	Desk
Wardrobe	Chair
Other	

Other areas of the premises which are available for use by the resident

Kitchen/Lounge Bathroom

Garden Area

Term of Contract

Commencement Date	Term of agreement(if any)	Occupancy Fee	To be paid
			Weekly

(Term of agreement must be 3 months or more)

Proprietor's Contact Details

AGREEMENT TERMS

1. Condition of the Premises

The proprietor agrees to provide and maintain the premises so that they are in a reasonable state of repair, are reasonably clean and reasonable secure.

2. House Rules

The resident agrees to comply with the House rules of this home, which are listed on the attached House Rules.

3. Quiet Enjoyment

The proprietor agrees to take all reasonable steps to enable the resident's quiet enjoyment of the premises.

4. Inspections and Access

The proprietor may inspect this house common areas at any reasonable time. Repairs, cleaning and maintenance of common areas can be carried out at reasonable times. The proprietor may only enter the resident's room, at a reasonable time, with reasonable notice and on reasonable grounds. Agreed access and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason For Access	Suggested Notice Period Examples of reasonable Notice periods-this Notice period applies if the Next column is left blank	Notice to be given under this occupancy agreement (if different)
In an emergency, or to carry Out emergency repairs or Inspections	Immediate access	Immediate access*
To clean the premises	24 hours	
To carry out repairs	24 hours	
To show the room to a Prospective resident	24 hours	
To carry out inspections	48 hours	

*immediate access is likely to be necessary in the situation for safety reasons.

5. Notice of Fee Increase

Not applicable for rental less than a year.

6. Utility Charges

Utility charges, electricity, gas, water, internet are included in the rent.

7. Security Deposit Bond Agreement

A security deposit of one week rent in the amount of is payable to the proprietor. The security deposit is payable on the day the agreement is signed or on the following day. The security deposit will be repaid to the resident (or resident's authorised representative) within 14 days after the end of this agreement, less any amount necessary to cover;

- a) The reasonable cost of repairs to this house or goods within this house, as a result of damage (other than fair wear and tear) caused by the resident or their guest;
- b) Any occupancy fee or other charges owing and payable
- c) The reasonable cost of cleaning any part of the premises occupied by the resident and not left reasonably clean by the resident, having regard to the condition of that part of premises at the commencement of the occupancy; and
- d) The reasonable cost of replacing locks or other security devices altered, removed or added by the resident without the consent of the proprietor.

9. Dispute Resolution

The proprietor and the resident agree to use their best endeavours to informally resolve and disputes between them through reasonable discussion and negotiation.

10. Termination

The resident is entitled to know why and how this Occupancy Agreement may be terminated, and how much notice will be given before termination. The resident may not be evicted without reasonable written notice from the proprietor.

This Agreement can also be terminated by the resident by written notice given to the proprietor. Agreed reason for termination and notice periods are set out below. If the third column is left blank, the suggested notice periods set out in the second column will apply.

Reason for Termination by Proprietor	Suggested Notice Period examples of reasonable notice Periods-this notice period Applies if the next column Is left blank	Notice to be given under this occupancy agreement (if different)
Violence or threats of violence Towards anyone living or working In or visiting the premises	Immediate	Immediate*
Wilfully causing damage to the Premises, or using the premises For an illegal purpose	1 day	
Continued and serious breach of this Agreement or the house rules, Following a written warning.	1 week	
Continued minor breach of this Agreement or the house rules, Following a written warning.	1 week	
Non-payment of the Occupancy fee	2 weeks	
Any other reason, including Vacant possession required And “no grounds” Termination.	4 weeks	

*Immediate termination is likely to be necessary in this situation in order to protect other residents and employees.

Reason for Termination by Resident	Suggested Notice Period examples of reasonable notice Periods-this notice period Applies if the next column is Left blank	Notice to be given under this occupancy agreement (if different)
Serious breach of Agreement by proprietor	1 day	
Minor breach of agreement By proprietor	1 week	
No grounds/Any other reason	1 week	

11. Use of the Premises

The resident agrees not to wilfully or negligently cause damage to the premises or to use the premises for an illegal purpose and to respect other residents' rights to quiet enjoyment of the premises.

Signed:	Signed:
(Proprietor)	(Resident)
Director	Student email:
	Personal email:
	Telephone:

Date:	Date:
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The resident must provide contact details to be used in an emergency

PERSONAL PHONE NO/S:	
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EMERGENCY CONTACT PERSON

NAME:	RELATIONSHIP:
PHONE:	

ADDRESS

GENERAL HOUSE RULES 39 Mooramie Avenue, Kensington

- . No private furniture is allowed in the boarding house without written approval from management
- Only use your own room key and do not lend it to anyone else
- Keep your room clean and tidy at all times, as well as common areas such as kitchen/lounge.
- Do not smoke, drink alcohol, or use drugs inside the share house
- Respect other residents' privacy and belongings
- Do not make excessive noise or play loud music after 9 pm
- Report any damage or maintenance issues to management as soon as possible
- Do not bring any pets or animals into the share house
- No overnight guests permitted
- Ten minute cleaning once per week
- Provide own, soaps, cleaning detergents, toilet paper