

## Lodging Agreement

### Address:

>>> LITTLE BAY NSW 2036

### Landlord:

Name: >>

Phone: +61 (>>>

### Lodger/Student:

Name:

Birthdate:

Passport #:

Address:

Next of Kin:

Phone:

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## Terms & Conditions

Agreed payment terms:

**\$380 per week being for one (1) furnished private room in landlord's address at >>> NSW** including double bed with linen, pillows, quilt, double built-in-wardrobe, blind, security insect screen, lockable window, fan, rug, desk, lamp, shelves, drying rack. Access to common areas of kitchen/dining room, main bathroom, laundry, additional toilet.

**2 week bond of \$760** to be paid by the lodger to the landlord by DATE TBC to secure the room and held as security deposit during the lodger's stay, returned by the landlord on exit of lodger after final inspection of premises and keys returned.

**Payments of \$380 per week** to be made regularly weekly or as arranged commencing on date of arrival being **DATE TBC 2025 up until and including DATE TBC:**

### Deposit to:

**Account name:>>>**

**Bank: >>>**

**Account #: >>>**

**BSB: >>>**

### Bathroom

- \* Clean after using
- \* Keep personal toiletries, towel, other items in own bedroom
- \* There is a second toilet downstairs next to laundry which you are always welcome to also use.
- \* There are 2 more showers outside as well. Sometimes this is fun in Summer after the beach etc

### Bedroom

- \* Food in bedrooms must be properly secured in a closed, sealed container.

- \* All meals consumed in room must be cleaned &/or thrown away immediately to avoid odours, hygiene & pest issues.
- \* Bed linen, quilt, pillows, towels can be provided but feel free to also bring your own. Do let us know your preference.
- \* Heater and fan also provided in room. To be used in accordance with safety instructions and not to be left on when you are not in your room.
- \* Privacy lock and key provided. Landlord access to room only with notice or in an emergency.

### Cleaning/Hygiene

- \* Maintaining a clean and tidy bedroom is your personal responsibility. This includes changing bed linen regularly, dusting, vacuuming floor, mopping floor, removing rubbish.
- \* Please ensure room is aired daily. Open window and blind for a few hours a day.
- \* Bedroom door occasionally needs to be left open to allow for adequate cross flow ventilation and avoid stagnant air.
- \* Ensure that any spills or liquids are immediately cleaned up as they can damage the floor and lead to bigger mould and damp issues.
- \* Bins are at front of house.  
Red for general rubbish  
Green for food waste  
Yellow for recycling (paper, cardboard, glass, etc.)  
More info can be found printed on each bin
- \* We take turns contributing to other household chores such as filling and emptying dishwasher, taking rubbish and recycling out to the bins, some basic cleaning and most certainly any area that you use requires for it to be left as found.

### Ducted Air Conditioning (heating and cooling)

- \* we have 2 zones, upstairs and downstairs but you can also control the flow into your room by adjusting the ceiling vent. Please let us know if and when you need air conditioning so we can also adjust other sections of the home.

### Communications

- \* Please feel free to communicate with us any time if you have any concerns or requests. It is important that we keep communication open as this is how we learn and resolve any issues if they should arise.

### Health

- \* There are members of the house that have some health sensitivities which can be made worse by smells, toxins, certain chemicals, mould/damp, viruses. We like to keep a healthy household.
- \* It is important that you advise immediately if you feel any health symptoms.
- \* We encourage all members of the household to be considerate of other household members.

### Laundry

- \* Clothes drying rack supplied in room
- \* Laundry door must be open if using dryer to avoid condensation (If it's raining, put fan on in adjoining toilet)

### Meals / Kitchen

- \* we will make some space available to you in fridge and freezer. Please keep any other food items in your room in a well sealed container unless you would also like a space in cupboard downstairs and this is no problem.
- \* please use all appliances safely and if you need more info, don't hesitate to ask.

### Noise

- \* Please keep noise down between 9pm and 9am.
- \* Do let us know if it is exam time for you and we will also respect your quiet times.

### Schedules / Family Info

- \* To avoid any hold ups in the bathroom or other commonly used areas (kitchen, laundry) and also for safety (who is in the house who isn't), it is good to be aware of others schedules. We encourage students to provide their timetable once received.

Main bathroom is professionally cleaned once a fortnight and we each contribute \$20 each per clean.

### Security / Doors

- \* Leaving doors as you found them: if it's closed, please close, if it was open, leave it open. Front doors must always remain locked for security and safety purposes.
- \* 1 x house key is provided that gives access to front security screen and main house door.
- \* 1 x room key is provided for your personal use.
- \* No shoes upstairs, please remove before going upstairs as they can stain the light floorboards

### Transport / Local info

- \* Closest bus stop is 150m walk up Little Bay Road and left onto Hastings Street.
- \* There is another bus stop at very top of Little Bay Road on Anzac Parade also.
- \* Little Bay: Medical centre, shops, supermarket, restaurant, cafes, pharmacy also up top of Little Bay Road on both Anzac Parade and Pine Avenue Little Bay.
- \* Matraville is a very short bus ride and has many restaurants, cafes and a large supermarket (Woolworths).
- \* Hillsdale has Southpoint Shopping Centre which has more food, 2 large supermarkets (Woolworths and Aldi), the large Chemist Warehouse, Fashion Outlet called TK Maxx and the closest Post Office. <https://www.southpointshoppingcentre.com.au/>
- \* Eastgardens/Pagewood has a large Westfield which has banks, supermarkets, a variety of stores and retailers, medical, chemists, cafes, restaurants large and small chain, bus interchange, etc. <https://www.westfield.com.au/eastgardens>
- \* Commonly used food delivery apps: Ubereats , Menulog, Doordash.

Notice:

This agreement can be terminated by either party giving 2 weeks (14 days) notice.

This agreement can also be extended subject to same notice period from each party.

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>>>.  
Landlord

Dated: \_\_\_\_\_

\_\_\_\_\_  
NAME  
Lodger

Dated: \_\_\_\_\_