

<b>Boarder Accommodation Agreement - Room Only</b>
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**An agreement to rent bedroom accommodation**

This agreement is made on DD/MM/YYYY. Name of **Accommodation Provider**: NAME,  
Accommodation providers contact phone number: 049XXXXX.

Name of **occupant**: NAME, contact details, Mobile: 049XXXXXX.

The accommodation is provided on start on DD/MM/YYYY.

**The relationship**

The provision of accommodation is on the basis that the occupant is a Boarder.

- The occupant has keys to all doors including their bedroom and have full conditional use of all the facilities on the ground floor described below but do not have control over them
- Some of the domestic services are provided as requested (i.e. laundry, cleaning, cooking etc.)
- There are "house rules" regulating the way the occupant acts in the property as outlined in this Agreement.

**The Accommodation Provider Agrees To:**

- Pay rates, taxes and undertake any necessary accommodation maintenance
- Provide and maintain the premises in good order and condition
- Allow the occupant the use of bedroom agreed
- Allow the occupant shared use of the following sections attached to the ground floor of the accommodation:
  - Kitchen and cookware
  - Dining Room
  - Lounge Room
  - Bathroom/toilet
  - Laundry, washing machine and dryer
  - Rear courtyard
  - Shared Fridge.
  - Microwave

**The Accommodation provider Agrees to provide:**

- One queen size bed with mattress
- Study table and a chair
- Bedding if required

**Allow the occupant:**

- Privacy and conditional access to bedroom one and described facilities. The conditional access is on the basis that:
  - the facilities are used carefully and not excessively
  - cleaned immediately their use is completed and returned to the normal storage location
  - No more noise is generated than reasonably expected for the use of the particular facility. The facilities

**The Occupant agrees to pay:**

- A Security deposit of \$X on the date of DD/MM/YYYY  
The deposit shall be returned at the end of this agreement, less any agreed costs for any due rent/damages/bills/loss of key). If the key is lost during occupancy the occupant agrees to meet the cost of a replacement key.
- Board of \$X commencing on DD/MM/YYYY and each week thereafter with 4 weeks boarding fee in advance, with fee of \$X. Everyone in the house share electricity, gas, water and internet bills.

**The occupant also agrees to:**

- Abide by the terms of this agreement:
- Respect the rights of the accommodation provider by:

- Not damaging the room or the premises.
- Using the room for personal use only.
- Maintaining own bedroom in a clean and orderly state.
- Paying board on time.
- Advising the accommodation provider of visitors.
- Ensuring that visitors comply with the house rules and do not stay overnight or overly use the facilities.
- Provide all personal items at own expense and keep self-clean and tidy.
- Not to enter the second floor of the accommodation or to use the garage.
- Safely use all facilities and turn off lights when not required.
- Illegal, unlawful or unsociable activities will not be undertaken on the premises.
- Excessive noise and other disturbances will not be created.
- All difficulties in the house will be openly discussed to try and reach a mutually satisfactory resolution.
- Turn off the air conditioning when leaving the house, there is extra cost of \$3.00 when air conditioning is not turned off

#### Termination of the Agreement

- In the event that the Accommodation provider wishes to use the room provided for other purposes or wishes to cease providing accommodation to boarders, four weeks' notice will be provided to the Occupant.
- In the event that the Occupant wishes to vacate the room, four weeks' notice is required.
- In the event that the Occupant breaches this Agreement, the Occupant is required to immediately vacate the premises and return the key to the accommodation provider.

**Signatures:**      Occupant: \_\_\_\_\_ Date: \_\_\_\_\_

Accommodation Provider: \_\_\_\_\_ Date: \_\_\_\_\_

Payment date      Date paid to

Payment due date	Date paid	Occupant's Name	Owner's Name	Notes