

## Lease agreement of Unit 9 - 103 Wentworth Street, Randwick, NSW, Australia 2031

- (1) The term of this agreement is for 12 months commencing , 2026 to , 2026. Four weeks prior to the expiry of the lease, the tenant is required to notify the owner whether the tenant is to renew or terminate the lease.
- (2) Rental payment is on a four-weekly basis, payable one month in advance and is subject to review at the time of renewal. The rent for the room is \$380.00 per week during this lease period. A payment schedule will be provided.
- (3) Tenant or tenants must take appropriate measures to ensure the safety and security of the apartment and its contents. This includes locking the entrance door to the apartment at all times.
- (4) Smoking or vaping is prohibited in the apartment including on the balcony.
- (5) Quiet hours are 11 pm - 7 am on weekdays and 12 midnight - 8 am on weekends.
- (6) Tenants are to share the electricity bill. The cost of personal items such as food, toiletries, etc are to be borne by the tenants individually or to be shared by mutual agreement.
- (7) The apartment must be kept clean at all times. Responsibility for cleaning common areas is to be shared between the tenants as per a mutually-agreed cleaning roster to be drawn up by the tenants. Common areas and furnished items must be maintained to the same standard as they were provided at the commencement of the lease.
- (8) Windows must be kept closed during heavy rain and when the tenants are out of the apartment for protracted periods, to avoid rain damage to the timber floor.
- (9) The cost to repair any damages (except for normal wear and tear) to the property including its contents, caused by the tenants, shall be borne by the tenant/s. This also applies to damage to the property that belongs to the other tenant.
- (10) Bond money equivalent to 4 weeks' rent is payable at the commencement of the lease. It will be refunded in full unless (a) the tenant leaves before the expiry of the lease and (b) the apartment is unclean or damaged as outlined in clause (9). An appropriate amount will be deducted at the discretion of the Owner.
- (11) All bed linens must be washed by the tenant at end of the lease.
- (12) No guest is allowed to sleep over.
- (13) Rules of the Body Corporate must be observed at all times. A copy is provided.

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Name of tenant

Passport No.

Signature

Date

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Name of owner

Signature

Date

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