

## Short term student rental agreement

This agreement is made on between Jacqueline Park, referred to as the "Owner", and Elladiss Fuge, referred to as the "tenant", regarding the short-term rental (hosted) of the Detached Studio on the property located at

60 Brighton St, Botany, NSW 2019

for the period

starting from XXXXXXXX and ending on XXXXXXXX.

### OWNER/TENANT INFORMATION

The Owner and Tenant are as follows:

Owner's Name: Jacqueline

Address: XX Brighton St, Botany, NSW 2019

Email Contact: [Jacqui.park21@gmail.com](mailto:Jacqui.park21@gmail.com)

Telephone Contact:: XXXXXXXX

Emergency Contact Name: Christopher Warren XXXXXXXX

Tenant's Name: XXXXXXXX

Address:

Email Contact:

Telephone Contact:

Tenant's Emergency Contact Name:

Emergency Contact Email:

Emergency Contact Telephone:

#### 1. Rent and Payment Terms:

The owner agrees to rent the detached studio as listed to the tenant. The tenant agrees to pay the amount of A\$2550 per month each for the period XXXXXXXX.

All utilities are included (water, internet, gas, electricity). The rent shall be paid each month in advance by bank transfer to the owner: first month to be paid five days before the rental month begins. You will be greeted on arrival and keys will be handed over.

#### 2. Security deposit and cleaning fee

The tenant agrees to provide a security deposit of A\$300 upon acceptance of these terms. This deposit will be returned in full within 7 days of vacating provided there are no damages to the property or furnishings, and all rental payments are made as per this agreement. No interest will be paid on this money and in no case will it be applied to back or future rent.

The tenant agrees to pay a non-refundable end cleaning fee of \$A200 (to cover laundering and other deep cleaning costs) together with the security deposit of A\$300 in advance by bank transfer to the owner to secure the rental.

### 3. Cancellation

If the tenant decides to cancel the rental for any reason, the owner is not obligated to refund any advance payments made. In the event of cancellation by the owner, the tenant shall be entitled to a full refund of any rent or deposit already paid without delay.

### 4. The property

- A. The rental agreement is limited to and includes sole use of the fully furnished studio (one queen sized bed) and its fittings and appliances and private deck, and use of furnishings, kitchen equipment and bedding, towels etc. You have shared access to the front and back gardens and side patio.
- B. The studio, its fittings and appliances will be handed over in a maintenance-free condition and in good working order at the commencement of the rental by the Owner. Detailed instructions for the appliances and equipment will be provided where required.
- C. The tenant is responsible for maintaining the studio, furnishings and appliances in good and sanitary condition, which includes incurring minor upkeep and cleaning costs (such as replacing burnt out light bulbs). Additionally, the tenant is responsible for any costs to the house, its fittings, appliances and contents whenever damage to such items shall have resulted from tenant's misuse, waste, or neglect, or that of the tenant's visitor. Broken/damaged articles should be replaced by articles of equivalent quality.
- D. The Owner is responsible for any costs incurred for the house, its fittings, appliances and contents that can be attributed to normal wear and tear. The Tenant agrees to promptly contact the Owner or the Owner's Agent who will authorize that the necessary repairs will be carried out. Accounts for any such costs will be forwarded to the Owner or the Owner's Agent for payment.
- E. All items used by the tenant and persons admitted to the home should be left clean and in a state of good repair at the conclusion of the rental.
- F. The tenant acknowledges that the owner and her family and pets (dog and 3 cats) live in the main house on the property and share the gardens.
- G. Tenants shall make no alterations, decorations, additions, or improvements in or to the premises without Landlords' prior written consent, and then only by contractors or mechanics, or other approved by the Owner.
- H. Tenants will permit the Owners or the Owners' Agents, after 24 hours notice or without notice if there is an emergency, to enter the premises to examine the condition of the premises, furniture and effects or for necessary works.

## 5. Liability and insurance

The Owner agrees to pay all insurance fees (home & contents). Tenant acknowledges that the owner will not provide insurance coverage for Tenant's property, nor shall the owner be responsible for any loss of Tenant's property, whether by theft, fire, acts of God, or otherwise. The Owner will pay all council land rates and/or property taxes.

The tenant is informed about the risk of accidents (e.g. people falling from balconies, garden walls or stairs) and confirms to the landlord that the landlord is not liable.

## 6. Care and Responsibilities:

- A. At the expiration of the agreement, Tenant shall quit and surrender the Studio and ensure that it is cleaned so that at departure, the home is in the same condition as at arrival.
- B. Turn off all lights, appliances and heating before leaving the premises. Please refrain from running the heating overnight. Extra blankets are available on request.
- C. Should tenants lock themselves out of the dwelling and be unable to gain access through their own resources, they may call upon a professional locksmith or the Owners. In either case, they are responsible for payment of any charges.

*This contract confirms the entire agreement. If both parties approve of the above statements, please return one signed copy of this agreement and keep one for your records.*

By signing this agreement, the tenant confirms acceptance of these terms and agrees to adhere to the payment schedule outlined above.

Owner (signed)

Date:

XXXXXXX

Date: