

LODGER AGREEMENT

BETWEEN PARTIES:

LANDLORD:

<Name>

<Address>

<Phone>

AND

LODGER:

<Name>

<Email>

<Phone>

Property Details

<Address>

The property is furnished.

The Lodger will occupy the second, front bedroom and share the common areas cooperatively (bathroom, kitchen, living room) as well as access to the common property areas, such as the laundry and backyard.

The bedroom is furnished, with a double bed, a wardrobe, a chest of drawers, a bedside table, a lamp and basic bed linen.

Rental Period

The term of this agreement is periodic, commencing on < > through to < >.

Two weeks' notice is required to end the lodging agreement.

Rent and Payment Terms

The rent is <\$> per calendar week, paid fortnightly in advance. The first payment is to be paid on the start date of <>, with subsequent payments paid on the same day of the week each fortnight thereafter.

Deducting the holding fee of <> from the first fortnightly payment, the amount payable on <>. Then each fortnight thereafter, the payment is <> in advance.

Rent to be paid to <name> by electronic bank transfer or by cash.

Utilities

The rent includes water, gas, electricity, and basic internet.

Security bond

A security bond of <> is to be paid to <name>y on <t either through bank transfer or cash. Where the security bond is paid by cash, a receipt will be provided to the Lodger.

The security bond will be repaid to the Lodger, at the end of this agreement, less any amount necessary to cover: the reasonable cost of repairs to the property as a result of damage (other than reasonable and fair wear or tear) caused by the Lodger or their guest; any outstanding rental fees; the reasonable cost of cleaning any part of the property occupied by the Lodger and not left reasonably clean; the cost to replace lost or damaged keys.

Maximum number of occupants

No more than one person other than the Landlord may ordinarily reside on the property at any one time; maximum ordinary occupancy of the Lodger's bedroom is one.

The Lodger may have guests temporarily stay, with the approval of the Landlord, and must provide the guest's details upon request.

Lodger Responsibilities

The Lodger:

- a) Must not use the residential property, or cause or permit the property to be used, for any illegal purpose.
- b) Must respect other residents, and not interfere with the reasonable peace, comfort, or privacy of neighbours.
- c) Agrees to take reasonable care of the property and the common areas by keeping their room and shared spaces clean and tidy, and taking reasonable steps to avoid causing damage to the property. The Lodger accepts liability for any damage caused to the property by them and will bear the costs of any repairs necessary because of such damage.
- c) Must adhere to strata by-laws.
- d) Must not make any alterations to the property.
- e) Must not sublet.
- f) Or their guests must not smoke inside the premises or on common property.
- g) Must not keep pets.
- h) Must return the keys to the Landlord at the end of the rental agreement.
- i) Takes responsibility to insure their personal effects.

Smoke Alarms

A smoke alarm is installed in the property and common property areas. The owner's corporate scheme, <>, is responsible for the repair and replacement of smoke alarms in the individual properties and has a current fire safety certification.

Signed:

(Landlord)

Date:

Signed:

(Lodger)

Date: