

Address:

>>>>

Landlord:

Name: >>>

Phone: >>>

Lodger/Student:

Name:

Birthdate:

Passport #:

Address:

Next of Kin:

Phone:

Terms & Conditions

Agreed payment terms:

\$380 per week being for one (1) furnished private room in landlord's address at >>> NSW

including bed with linen, pillows, quilt, robe, blind, lockable window, fan, rug, desk, lamp, shelves, drying rack and your own tv.

Access to common areas of

kitchen/dining room, own 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**Deposit to:****Account name:>>>****Bank: >>>****Account #: >>>****BSB: >>>**

Bathroom

* Clean after using

* There is a shower 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.

* 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.

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.

Laundry

- * Clothes drying rack supplied outside

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*

- * Do let us know if it is exam time for you and we will also respect your quiet times.

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.

- * we have a key pad passcode for entry that gives access to front main house door.

Transport / Local info

- * Closest bus stop is a few min walk to Macpherson street Bronte . This bus will take you to a huge Westfield shopping centre which has many shops banks etc. it's a 10 min bus ride

- * local Bronte Medical centre, shops, supermarket, restaurant, cafes, pharmacy also a few min walk .

- * We are 7 min walk to the beautiful Bronte beach and Clovelly beach.

- * 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.

Landlord.

Name lodger

Date

Date