

ROOM RENTAL AGREEMENT

This Room Rental Agreement ("Agreement") is made on this ____ day of _____ 20____ between:

Landlord / Head Tenant:

Name: _____

Contact: _____

Tenant:

Name: _____

Contact: _____

1. PROPERTY DETAILS

- Address: 2612/20 Gadigal Ave Zetland NSW 2017
 - Room: Private bedroom in a shared apartment
 - Bathroom: Shared bathroom
 - Furniture: Unfurnished room
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2. TERM OF TENANCY

- Start Date: _____
 - End Date: _____
 - The tenancy is for a **fixed term** of _____ months.
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3. RENT & BOND

- Rent: **AUD \$570 per week**

- Rent is payable **weekly in advance** by bank transfer or another agreed method.
 - A **bond of 4 weeks' rent** (AUD \$2280) is required before the commencement of the tenancy. This bond will be held as security against any unpaid rent, damages, or breach of contract.
 - The bond will be returned within 14 days of the end of the tenancy, less any deductions for damages or outstanding rent (if applicable).
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4. UTILITIES & EXPENSES

- Utilities (electricity, gas, water, internet): Shared equally among all tenants.
 - Tenant agrees to pay their share of utility bills promptly when due.
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5. HOUSE RULES

The Tenant agrees to:

- Maintain cleanliness and respect shared spaces.
 - Be considerate of flatmates and maintain a peaceful living environment.
 - No smoking inside the property.
 - No pets
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6. TERMINATION

- This agreement will end on the date stated in Section 2 unless both parties agree in writing to extend it.
 - Early termination by the Tenant requires at least **4 weeks' written notice** and may result in forfeiture of the bond if a replacement tenant is not found.
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8. CONDITION OF ROOM

- The Tenant agrees to return the room in the same condition as at the start of the tenancy, allowing for fair wear and tear.
 - Any damages beyond normal use will be deducted from the bond.
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SIGNATURES

Landlord / Head Tenant:

Name: _____

Signature: _____

Date: _____

Tenant:

Name: _____

Signature: _____

Date: _____
