

## NSW ROOM & HOMESTAY AGREEMENT (OWNER-OCCUPIED HOME)

This Agreement is made on: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

### Homeowner (Host)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

### Student / Tenant

Name: \_\_\_\_\_

Passport / ID No: \_\_\_\_\_

Course / Institution (if applicable): \_\_\_\_\_

### 1. The Room

The Host agrees to provide one private furnished room within the above property, which is the Host's principal place of residence. The Student may share common areas such as the kitchen, bathroom, laundry, and living areas.

### 2. Term

This agreement begins on \_\_\_\_ / \_\_\_\_ / \_\_\_\_ and continues on a rolling basis unless ended under this agreement.

### 3. Rent

- Rent is \$\_\_\_\_\_ per week
- Rent must always be paid two (2) weeks in advance
- Rent is paid fortnightly
- Payment method: \_\_\_\_\_

### 4. Bond

- A bond equal to two (2) weeks' rent is required
- Bond amount: \$\_\_\_\_\_
- The bond is held as security for unpaid rent, damage, or breaches
- Bond will be returned within a reasonable time after vacating, less any deductions

### 5. Notice Period

- Four (4) weeks' written notice is required by either party
- The notice period may be negotiated by mutual agreement

### 6. Utilities & Inclusions

Electricity / Water / Gas / Internet / Furnishings (as agreed)

### 7. Homestay Expectations

The Host agrees to provide a safe, supportive, and respectful home environment.

The Student agrees to respect household routines, cultural differences, and house rules.

### 8. Meals (if applicable)

Meals included  Yes  No

### 9. Guests

Guests permitted  Yes  No

### 10. Damage

Any damage beyond normal wear caused by the Student or their guests must be repaired or paid for by the Student.

### 11. Legal Note (NSW)

This is a lodging/homestay arrangement in an owner-occupied home and is generally not covered

by the NSW Residential Tenancies Act 2010.

**Signatures**

Host Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Student Signature: \_\_\_\_\_ Date: \_\_\_\_\_