

Shared Ensuite Room Occupancy Agreement

Mascot, NSW

1. Premises

This agreement covers one shared ensuite bedroom in a residential apartment located in Mascot, NSW. The room contains one queen-sized Meriton hotel-style bed. Only one female tenant position is vacant. One female tenant is already residing in the room.

2. Weekly Rent and Bond

Rent is 370 AUD per week, inclusive of all utilities and unlimited internet. Bond is three weeks' rent, totalling 1,110 AUD. Bond may be used to cover unpaid rent, damage, excessive cleaning, breach of rules, failure to return keys, or early departure fees. Rent is payable weekly.

3. Minimum Lease Term

The occupant must commit to a minimum stay of either 3 months, 4 months, 6 months, or 12 months. Shorter stays are not permitted.

4. Notice to Vacate

A minimum of 14 days' written notice is required before vacating. If fewer than 14 days' notice is given, 100 AUD per day will be deducted from the bond.

5. Inclusions

Bedroom and Private Space:

- - Queen-sized Meriton hotel-style bed
- - Shared ensuite bathroom
- - Mattress protector, pillows, and furnishings
- - Wardrobe and storage
- - Study desk and chair
- - Shelving
- - Quiet study environment

- - Access to a large balcony

Household Furniture and General Amenities:

- - Sofa, dining table, chairs
- - Lighting
- - Curtains or blinds
- - Secure building access

Kitchen Appliances and Equipment:

- - Fully equipped kitchen
- - Stovetop
- - Oven
- - Microwave
- - Air fryer
- - Kettle and toaster
- - Dishwasher
- - Full set of utensils and cookware
- - Kitchen ventilation hood
- - Allocated refrigerator and freezer space

Laundry and Cleaning Equipment:

- - Washing machine
- - Dryer
- - Vacuum cleaner
- - Mop and bucket
- - Cleaning supplies

Utilities:

- - Electricity, gas, water, and high-speed unlimited internet included

Building Facilities:

- - Gym
- - Swimming pool
- - Sauna
- - Lift access
- - CCTV security
- - Waste and recycling facilities

Safety:

- - Working smoke alarms

- - Secure entry
- - Fire safety compliance

6. Eligibility Requirements

This vacancy is for a female occupant only. Preferred applicants are students or working professionals. Maximum occupancy of the room is two female tenants. Only one position is available.

7. Occupant Responsibilities

Cleanliness and Hygiene:

- - Maintain the room in reasonably clean condition.
- - Keep the ensuite bathroom clean.
- - Wash, dry, and store dishes after use.
- - Clean kitchen surfaces after use.
- - Dispose of rubbish and recycling properly.

Respectful Shared Living:

- - Respect the privacy, belongings, and routines of the existing tenant.
- - Do not enter the other occupant's area without consent.
- - Keep noise to a reasonable level.
- - Visitors allowed only with approval.
- - Overnight guests are not allowed.

Conduct Requirements:

- - No parties.
- - No smoking, vaping, or open flames.
- - No illegal activities.
- - No tampering with smoke alarms.
- - No pets.

Care of Property:

- - Use appliances responsibly.
- - Report damage promptly.
- - Damage must be repaired or compensated.
- - Do not remove shared furniture.

Groceries and Shared Items:

- - Groceries may be purchased individually or shared by agreement.

Utilities Management:

- - Use electricity, gas, heating, cooling, and water responsibly.

Building and Strata Rules:

- - Follow all building and strata rules regarding noise, common areas, security, and waste.

Access and Repairs:

- - Allow reasonable entry for repairs or inspections with notice.

End-of-Stay Obligations:

- - Remove all belongings.
- - Leave the room clean.
- - Dispose of rubbish.
- - Return keys.

8. Duration

This agreement begins on the agreed start date and continues until completion of the chosen minimum term.

9. Signatures

Head-Tenant / Provider:

Name: _____

Signature: _____

Date: _____

Occupant:

Name: _____

Signature: _____

Date: _____