

OCCUPANCY AGREEMENT

58 Middlemiss Street, Mascot NSW 2020

This agreement is between the Principal and the Occupant for a room at the property below. By signing, the Occupant agrees to the terms and the house rules set out here.

Part A - The Agreement

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|--------------------------|--|
| Principal | Hyeonjun Park |
| Occupant | [] |
| Property | 58 Middlemiss Street, Mascot NSW 2020 |
| Room | Room [] |
| Rent | \$370 per week, paid weekly in advance |
| When rent is paid | One day before the rent day (for example, if rent falls on a Saturday, it is paid on the Friday) |
| Paid to | [account or method] |
| Bond | \$740 (two weeks rent) |
| Start date | [] |
| Minimum stay | 3 months |
| Utilities | Electricity, water and internet, all included |
| Notice to leave | 2 weeks written notice, either side |

1. The Principal provides the room and the shared areas in a clean, safe and working state. The Occupant keeps their room and the shared areas in the same condition, fair wear and tear aside.
2. Rent is \$370 per week, paid weekly in advance. Rent is paid one day before the rent day. For example, if the rent day is a Saturday, rent is paid on the Friday.
3. The bond is \$740, equal to two weeks rent. It is held securely by the Principal. The bond is returned in full within 7 days of leaving, provided the room is left in reasonable condition.
4. The bond cannot be used to cover rent. Rent must be paid in full up to the day the Occupant leaves.
5. Rent must be paid on time. If rent is more than 7 days late, the Principal may end this agreement and ask the Occupant to leave.
6. There is no formal condition report. The Occupant leaves the room in reasonable condition. The Principal only deducts from the bond if the room is left in a bad state or has significant damage beyond fair wear and tear.
7. Electricity, water and internet are included in the rent.
8. The minimum stay is 3 months. After the first 3 months, either side may end this agreement by giving 2 weeks written notice. If the Occupant leaves before the end of the 3 month minimum, two weeks rent is payable.

9. The Principal may enter the room with 24 hours notice for inspections or repairs, or immediately in an emergency.
10. The room is for the named Occupant only. The Occupant cannot pass the room on, transfer it, or sublet it to anyone else without the Principal's written agreement.

Part B - House Rules

Basic rules

1. Pay rent on time, weekly and in advance, one day before the rent day.
2. Keep your own room clean and undamaged, fair wear and tear aside.
3. Clean up after yourself in the shared areas every time you use them. Living room, kitchen, balcony, bathroom and laundry.
4. A cleaning roster runs for the shared areas. The four shared jobs are bins, kitchen, vacuuming and toilet. One person takes one job each.
5. Respect the other residents. Keep noise down and respect their privacy.
6. Report any damage or maintenance issue straight away.
7. Take your own rubbish out to the bins. Do not leave it in the shared areas.

Specific rules

1. Keep noise to a minimum before 7am and after 10pm.
2. No guests.
3. Cooking is done in the kitchen only. No cooking in rooms.
4. Each Occupant gets an allocated section in the fridge and a cupboard in the kitchen. Keep your food in your own space. Wash, dry and put away whatever you use.
5. Remove your clothes from the laundry promptly so others can use it.
6. No smoking inside at any time. Smoke outside only.
7. No pets.
8. Keep your belongings in your room, not in the shared areas.
9. No candles, incense or anything that can set off a smoke alarm. If a false alarm is traced to your room, you pay the callout fee.
10. No illegal activity or drugs on the premises.

Signatures

Principal: Hyeonjun Park

Signature: _____

Date: _____

Occupant:

Signature: _____

Date: _____