

ROOM RENTAL AGREEMENT

(Furnished Room — Boarder/Lodger Arrangement, New South Wales)

1. Parties and Premises

Homeowner / Provider	
Provider contact (phone / email)	
Occupant (Student)	
Occupant contact (phone / email)	
Emergency contact for Occupant	
Premises address	
Room provided	Private, furnished bedroom in three-bedroom townhouse. Own bathroom, next to bedroom.

The Provider grants the Occupant the right to occupy the room described above as a boarder/lodger, together with reasonable shared use of the kitchen, bathroom, laundry and living areas, subject to the terms of this Agreement. The Provider lives at the Premises, and this Agreement does not create a residential tenancy or grant exclusive possession of the Premises.

2. Term and Trial Period

Start date	
End date / arrangement	
Minimum stay (if any)	

Trial period: the first _____ days (suggested: 14 days) of the arrangement are a trial period. During the trial period, either party may end this Agreement by giving the other 48 hours' notice, with rent payable up to the leaving date and the deposit refunded in full subject to clause 4.

3. Rent and Payments

Rent	\$ _____ per week
Payment frequency & method	e.g. weekly in advance, by bank transfer to BSB _____ Acc _____
First payment due	One week in advance.
Included in rent	e.g. electricity, gas, water, unlimited Wi-Fi, use of washing machine
Not included	e.g. food, personal laundry products, telephone
Rent reviews	e.g. rent may be varied with 4 weeks' written notice

Late payment: if rent is more than three days late the Provider will remind the Occupant in writing. If rent remains unpaid seven days after that reminder, the Provider may issue a written warning, and continued non-payment is a serious breach under clause 10. A late fee of \$ 200 applies.

Excessive utility use: rent includes reasonable household use of electricity, gas, water and internet. If the Occupant's use is clearly excessive (for example, continuous use of portable heaters or air conditioning in an empty room, cryptocurrency mining, charging an electric vehicle, or commercial activities), the Provider may, after discussing it with the Occupant, recover the reasonable additional cost or ask that the use stop.

4. Security Deposit

The Occupant will pay a security deposit of \$ 800 (suggested: no more than 2 weeks' rent) before or on moving in. The deposit will be held by the Provider and returned within 14 days of the end of the arrangement, less reasonable deductions for unpaid rent, damage beyond fair wear and tear, or missing items listed in the furnishings inventory. The Provider will give the Occupant a written receipt for the deposit and an itemised statement of any deductions.

5. Furnishings and Inventory

The room is provided furnished. The furnishings include (tick/complete as applicable):

- Bed and mattress (size: double), with mattress protector
- Desk and chair
- Wardrobe / drawers
- Bedside table and lamp
- Lockable door to the room: NO

Both parties will complete and sign the Condition and Inventory Checklist at Schedule A (with photos if possible) at the start of the stay, and again at the end. The Occupant agrees to keep furnishings in good condition, fair wear and tear excepted.

6. House Rules

1. Guests: visitors are welcome between 9am and 7pm. Overnight guests require the Provider's prior agreement. No guest may stay more than one night per week.
2. Quiet hours: from 8pm to 7 am on weeknights, and 9pm on weekends.
3. Smoking and vaping are not permitted anywhere in the Premises.
4. Kitchen: the Occupant may use the kitchen and one allocated cupboard/fridge shelf, and agrees to clean up after each use.
5. Bathroom and shared areas: kept clean and tidy.
6. Laundry: the Occupant may use the washing machine and dryer on the following basis: Wednesday and Sunday.
7. Heating / cooling and energy use: reasonable use expected; e.g. heaters/air conditioning off when the room is unoccupied.
8. Keys: the Occupant will be given keys and must not copy them or give them to others. Lost keys will be replaced at the Occupant's reasonable cost.

9. Pets: not permitted.
10. Alcohol and parties: Not allowed.
11. Bicycles and similar items are to be stored: in the shared garage.
12. Mail: the Occupant may receive mail at the Premises and will arrange redirection when leaving.

7. Absences and Holidays

If the Occupant will be away from the Premises for an extended period (for example, returning home during university breaks), the room will be held as follows (delete those that do not apply):

- Full rent continues during the absence and the room and belongings remain undisturbed
- The Occupant will give the Provider as much notice as possible of any extended absence (suggested: at least 2 weeks), and at least the notice required under clause 10 if they do not intend to return.

8. Responsibilities of the Provider

- Keep the Premises (including the room) safe, clean and in reasonable repair, with working smoke alarms.
- Respect the Occupant's privacy and give reasonable notice before entering the room except in an emergency.
- Provide the services included in the rent (e.g. utilities and internet) on a continuing basis.
- Provide receipts for rent and the deposit on request, and keep written records of payments.

9. Responsibilities of the Occupant

- Pay rent on time and in the agreed manner.
- Keep the room clean and not damage the Premises or furnishings; report damage or repairs promptly.
- Comply with the house rules and not disturb the Provider or neighbours.
- Not sublet the room, assign this Agreement, or allow any other person to live at the Premises.
- Not use the Premises for any unlawful purpose.
- Arrange insurance for their own belongings if desired (the Provider's contents insurance does not cover the Occupant's possessions).

10. Ending the Agreement

Either party may end this Agreement by giving the other at least 14 days' written notice. The Provider may end the Agreement with shorter notice (suggested minimum: 7 days) if the Occupant seriously breaches this Agreement, for example by failing to pay rent for more than two weeks, damaging the Premises, or behaving in a way that threatens the safety of others.

On leaving, the Occupant will return all keys, remove all personal items, and leave the room clean and in the condition recorded in the inventory, fair wear and tear excepted. The deposit will then be dealt with under clause 4.

11. Disputes

The parties will first try to resolve any dispute by talking it through in good faith. If that fails, either party may seek free assistance from a community justice centre (mediation), NSW Fair Trading, or a community legal centre. Occupants who are UNSW students can also contact UNSW student support services, Arc Legal, or Kingsford Legal Centre.

12. Other Terms

13. Signatures

Each party confirms they have read and understood this Agreement and received a copy of it, together with the completed furnishings inventory.

Provider (Homeowner)

Signature: _____

Name: _____

Date: _____

Occupant (Student)

Signature: _____

Name: _____

Date: _____

SCHEDULE A — CONDITION AND INVENTORY CHECKLIST

Complete together at move-in and again at move-out. Take dated photos of the room and each listed item and keep copies with this Agreement.

Premises / room	
Move-in inspection date	
Move-out inspection date	

Item	Condition at move-in	Condition at move-out
Walls and paintwork		
Floor / carpet		
Windows, flyscreens and coverings		
Lights and power points		
Door and lock (lockable: YES / NO)		
Smoke alarm near room (working)		
Double bed frame		
Mattress and mattress protector		
Desk		
Chair		
Chest of drawers		
Open wardrobe / hanging rail		
Bedside table / lamp		
Linen provided (if any): _____		
Keys / fobs provided (number): _____		
Other: _____		

Agreed condition recorded above is accurate at move-in.

Provider signature (move-in): _____ Occupant signature (move-in): _____

Provider signature (move-out): _____ Occupant signature (move-out): _____