

Occupancy Agreement of a non registrable boarding house and Deposit Receipt

Proprietor: JIN LIU; **Occupancy Fee:** \$_____/week; **Resident (granted contractual licensee):** _____; **The address of occupancy one bedroom but not the whole of the accommodation (an almost new apartment, fully furnished and appliances by proprietor, sharing all areas except bedroom, Sharing Kitchen, Living room, Laundry, balcony, etc. Resident hasn't the rights under the RTA. Proprietor has rights to control over bedrooms and proprietor will check bedrooms every 2 or 3 months.)** : _____ (Only 1 people who signs this agreement lives in); **Term of agreement:** starting on _____ ending On _____; The deposit \$ _____ = Security deposit + Valuable facilities deposit . It will be returned 14 days from the expiration date of the contract, assuming bills have already been issued and any amount should be deducted.

Proprietor promises accommodation is safe and under property management. Both parties agree the below:

1. HOUSE RULES (proprietor controls over): **proprietor sometimes provides free housework (clean the accommodation including toilet), sometimes provides free food.** Resident following: A. Don't enter housemate's room without permission. B. Keep quiet don't affect housemate. C. No pets. D. Clean the kitchen after use. E. Wear clean shoes in premise. For benefit of housemates, complying hygiene, overcrowding and fire safety, proprietor may make new HOUSE RULS in the future, resident agrees follow them.

2. No drill hole, no put nail, no hook on furniture and on wall, otherwise compensation shall be applied, no sublease. **Sharing bills Electricity, Gas, cool water, hot water and broadband equally all residents living in accommodation.** About Levy Notice, residents are required to bear the Capital Works Fund, Capital Works Special Fund, and other expenses on an average basis based on the actual number of residents and actual number of days of stay, while proprietor only bears the Admin Fund.

3. On the safety of life: Resident has verbal conflicts with the housemate or proprietor, especially behavioral conflicts, or proprietor has the opinion that the resident is not suitable to live in , resident agrees proprietor has the right to notify resident **to move away with 2 weeks' notice in advance.** If the situation is very serious, especially in terms of life safety of housemate or proprietor, or even **the police arrives,** resident agrees proprietor has the right to notify the resident to terminate the agreement immediately and **moving away within 6 hours.** If selling property, resident agrees **to move away with 4 weeks' notice in advance.**

Resident breaches HOUSE RULES many times, after repeated admonitions, resident has not changed; or loan interest rate increase; or market rent; or other reasons, resident agrees proprietor has the right to notify resident 2 weeks in advance to increase occupancy fee, resident has the right not to accept it, proprietor will advertise for rent, resident agrees **to move away with 2 weeks' notice in advance.** Proprietor can not enter resident's room whenever proprietor likes, however, if it is an emergency or resident is not sleeping bedroom, resident agrees proprietor can bright others into bedroom without informing resident in advance for inspections, show potential resident bedroom (No more than 2 minutes in bedroom every time, Keep quiet) or repairs.

4. About Condition report: Within one week of moving in, resident must take photos or videos clearly (especially 4 walls, damaged areas) to email as evidence. If resident does not send email, resident agrees mattress is clean without any spot, wall no damaged and no spots; any appliance, any facility, furniture is in good work condition. After one week of moving in, if washing

machine, refrigerator, dryer, oven, dishwasher or any appliance any facility cannot work, or furniture is damaged, resident agrees pay repair fee. If no repairing within 14 days, resident agrees to pay full price for buying new one and the time cost of proprietor for this issue. If person who damages it cannot be found, resident agrees to share all cost equally all residents living in.

5. All losses or casualties such as fires, electric shocks, death etc. caused by improper use or any reason of resident must be borne by resident, including but not limited to the charging of electric vehicles, power sockets, mobile phones and other equipment, and improper household appliances. Any fire caused by use of gas or other behaviors must be borne by resident. During lease term, resident agrees to maintain and repair all equipment and facilities, resident agrees to be the actual manager accommodation, any casualty or any safety accident that occurs in accommodation must be borne by resident, which has nothing to do with proprietor.

6. In case of entering Judicial, resident agrees to pay all arrears to proprietor including rent, bills, compensation for damage, bearing penalty reimbursement compensation all proprietor's law suit fee including but not limited to proprietor's cost of translation, arbitration fee, attorneys' fees, execution, travel expense, announcement, assessment, all-risk fee, etc.

The signatures of both parties of agreement are legally binding. Any dispute, resident asks the lawyers hired by both parties to apply to the court for adjudication, proprietor agrees it. Following the court 's instructions, it is the only way.

Full Name of the Proprietor:

JIN LIU

Signature by the Proprietor:

Date:

Full Name of Resident (Must be Filled):

Email Address (Must be Filled):

Signature by the resident:

Date: