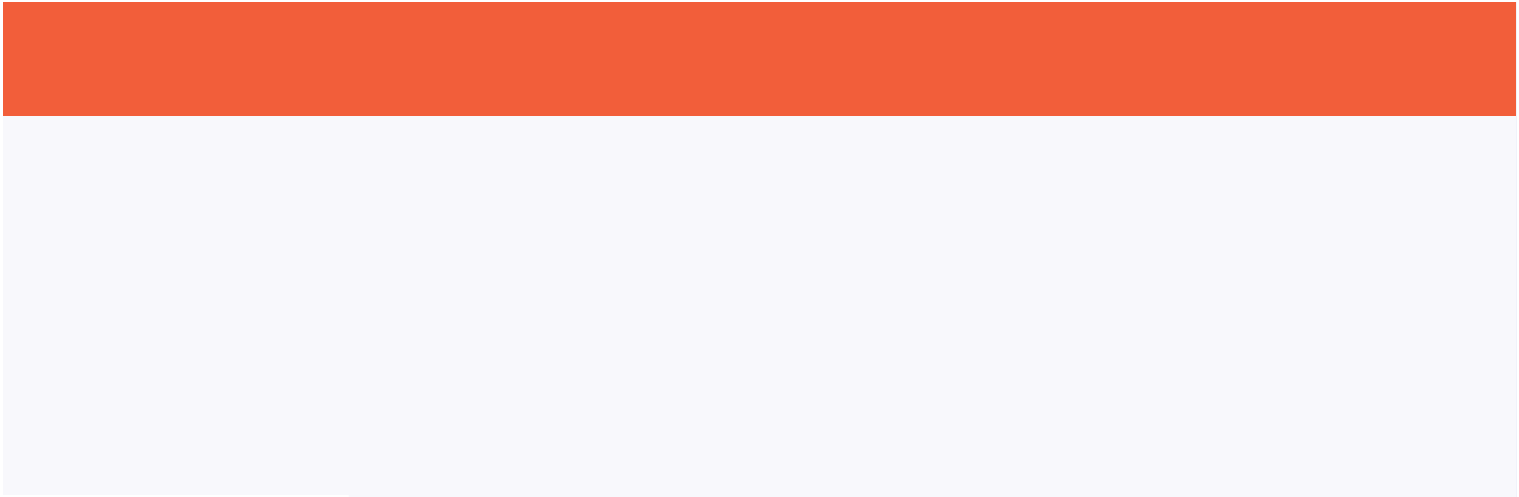
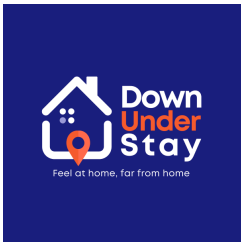




SAMPLE CLIENT
Start On Acceptance



Down Under Stay



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Introduction

Down Under Stay

Hi SAMPLE CLIENT

Here's your accommodation proposal for review and signature, prepared to reflect your current accommodation preferences and requirements.

The review and acceptance process is simple and intuitive. You'll be guided through the accommodation details, included services, scope, key terms, and an outline of when these apply. Please note that any fixed prices quoted are subject to the terms and conditions outlined in the proposal and the Shared Accommodation Agreement.

You'll also be taken through the pricing schedule, which details the applicable accommodation fees and charges. Once the proposal is accepted and the process is completed, the Security Deposit will be processed automatically, securing your booking with us.

If your proposal includes multiple options, you can review each option by selecting the relevant option. Your selection will only become final once you electronically sign the proposal at the final step.

If you have any questions or require clarification, feel free to contact us, we're happy to assist.

Kind regards,

Down Under Stay Team



Services

DEPOSIT

Security Deposit

Refundable security deposit held by the Provider as security for the Occupant's obligations under the Shared Accommodation Agreement.

RECURRING BILLS

Weekly Accommodation Fee

Weekly accommodation fee for occupancy of the allocated bedroom within a shared property, in accordance with the Shared Accommodation Agreement.

Cleaning - Common Areas

Professional cleaning of shared common areas, including kitchens, bathrooms, living spaces, and hallways, ensuring hygiene and proper maintenance of the property.

UTILITY BILLS

Internet Bill

Internet consumption charge apportioned to the occupant based on actual usage and/or occupancy, as outlined in the Shared Accommodation Agreement.

Electricity Bill

Electricity consumption charge apportioned to the occupant based on actual usage and/or occupancy, as outlined in the Shared Accommodation Agreement.

Note:
Electricity bills are usually issued quarterly; however, charges may be invoiced monthly depending on the electricity provider's billing cycle.

Water Bill

Water consumption charge apportioned to the occupant based on actual usage and/or occupancy, as outlined in the Shared Accommodation Agreement.

Note:

Water bills are usually issued quarterly; however, charges may be invoiced monthly depending on the water provider's billing cycle.

Gas Bill

Gas consumption charge apportioned to the occupant based on actual usage and/or occupancy, as outlined in the Shared Accommodation Agreement.

Note:

Gas bills are usually issued quarterly; however, charges may be invoiced monthly depending on the gas provider's billing cycle.

ADDITIONAL SERVICES (BILLED WHEN REQUIRED)

Gardening

Gardening services provided for the maintenance of shared outdoor areas of the property.



Pricing

DEPOSIT

Billed on acceptance	\$1,365.00 inc \$0.00 GST
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✓ Security Deposit

RECURRING BILLS

Billed every week From 30 August 2026, until change required	\$455.00 inc \$0.00 GST
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✓ Weekly Accommodation Fee

Billed every 2 weeks From 8 September 2026, until change required	\$30.00 inc \$0.00 GST
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✓ Cleaning - Common Areas

UTILITY BILLS

Billed every month From 1 month after acceptance, 12 times	Prices to be confirmed estimates include GST
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✓ Internet Bill From \$10.00

Billed every quarter From 3 months after acceptance, 4 times	Prices to be confirmed estimates include GST
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✓ Electricity Bill From \$50.00

✓ Water Bill From \$50.00

✓ Gas Bill From \$50.00

ADDITIONAL SERVICES (BILLED WHEN REQUIRED)

Billed on completion	Prices to be confirmed estimates include GST
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✓ Gardening From \$20.00



Payment Authority

Contact Name	SAMPLE CLIENT
Name On Card	
Card Number	XXXXXX0000
Card Expiry	XX/XX
Card Surcharge Rate	2.0%

Payment services are provided to Down Under Stay by Ignition via the Stripe platform. Please contact Down Under Stay at info@downunderstay.com.au for any queries.

By providing your credit card details and confirming this payment, you agree to this debit request and authorize Stripe to debit your account on behalf of Practice Ignition Limited for any amounts separately communicated to you. You certify that you are either the card holder or an authorized signatory on the credit card listed above.

General Terms and Conditions

18 August 2026

SAMPLE CLIENT

Dear SAMPLE CLIENT

Shared Accommodation Agreement - Down Under Stay and SAMPLE CLIENT

By electronically accepting, signing, approving, or confirming this Agreement or any associated proposal issued by the Provider, the Occupant agrees to be legally bound by all terms and conditions set out herein.

1. Purpose and Nature of Agreement

- 1.1 This Agreement sets out the terms and conditions under which the Occupant is granted the right to occupy a room within a shared accommodation property managed by the Provider.
- 1.2 The Provider retains management of the premises, ensuring general oversight, maintenance coordination, and a safe shared environment for all residents.
- 1.3 The Occupant understands and agrees that this Agreement is not governed by the Residential Tenancies Act 2010 (NSW), as it relates to a shared accommodation arrangement with ongoing services and management provided by Down Under Accommodation Pty Ltd. This Agreement grants a licence to occupy a room in shared premises and is valid and enforceable under n contract law. The Occupant acknowledges they do not have exclusive possession and the Provider retains control of the premises, including access and management rights.

2. Commencement of Agreement and Acceptance

- 2.1 This Agreement becomes legally binding from the moment the Occupant electronically accepts, signs, approves, or confirms this Agreement or any associated proposal issued by the Provider, through any digital platform or method used by the Provider (the "Acceptance Moment"). The absence of a physical or electronic signature by the Provider does not affect the validity or enforceability of this Agreement.
- 2.2 From the Acceptance Moment, the Occupant is formally under this Agreement and all contractual obligations are considered to have commenced, including but not limited to the Security Bond conditions, Minimum Stay commitment, cancellation terms, and replacement obligations.
- 2.3 The Move-in Date represents only the date of physical occupation of the room and does not determine the commencement of this Agreement.
- 2.4 Any cancellation, withdrawal, or decision not to proceed with the stay after the Acceptance Moment shall be treated as a cancellation of a legally binding Agreement and will be subject to the bond and replacement conditions outlined in Clause 5.

3. Property Details

3.1 Property Address:

3.2 Room Number: Room 3

3.3 Room Type: Private

3.4 Weekly Accommodation Fee: Refer to pricing page of this agreement

3.5 Security Bond: Refer to pricing page of this agreement

3.6 Check-in Date: 30/08/2026

3.7 Minimum Stay: 4 Months

3.8 The Occupant must provide a minimum of three (3) weeks' written notice to vacate. This notice may only be given after the completion of the full minimum stay period stated in Clause 3.7. Providing notice before this period will not be considered valid.

3.9 Between 15th December and 5th January, no Move-Outs or Notices of Intention to Vacate will be accepted or processed. If an Occupant's Minimum Stay period ends during this time, the Notice must be submitted from 6th January onwards, and the Move-Out must be scheduled outside of this restricted period. Occupants must plan their departure accordingly, as no exceptions will be made, unless a prior written agreement has been established with the Provider.

3.10 Where this Agreement is issued for a fixed-duration stay, the Occupant acknowledges and agrees to vacate the property on the date specified in Clause 3.7. However, if the Occupant wishes to extend their stay beyond this date, they must notify the Provider in writing no less than three (3) weeks prior to the stated Check-Out Date. Any extension is subject to the Provider's written approval. In such case, the Agreement will remain valid and continue on an ongoing basis until terminated by either party in accordance with Clause 3.8.

If no date is specified above, this Agreement shall continue on an ongoing basis after the Minimum Stay period until terminated by either party in accordance with Clause 3.8.

3.11 The Weekly Accommodation Fee applies exclusively to the occupancy of the assigned room or bed as specified in Clauses 3.2 and 3.3, whether private or shared. The Occupant acknowledges and agrees that this fee does not include any utility bills (such as electricity, gas, water, or internet) or service charges (such as cleaning or gardening). These additional costs are the Occupant's responsibility and are outlined in Clause 4.6.

3.12 The Security Bond must be paid within 24 hours of receiving this Agreement. The bond is held as security in accordance with the terms outlined in Clause 5, including conditions for deductions and refunds.

3.13 The room may only be used for residential purposes. The Occupant must not use the premises for business, commercial, or unlawful purposes. The Occupant acknowledges that the Provider does not grant exclusive possession of the property, and the room forms part of a shared accommodation arrangement managed by the Provider.

3.14 This Agreement shall remain in effect beyond the Minimum Stay period on an ongoing basis until terminated by either party in accordance with Clause 3.8. No renewal or re-signing is required unless initiated by the Provider.

4. Payments

4.1 The Weekly Accommodation Fee is calculated in continuous 7-day cycles starting from the Occupant's Move-in Date. The first payment is due on the Move-in Date and covers the first 7 days of occupancy. Each subsequent payment is due every 7 days thereafter, based on the Occupant's individual Move-in cycle.

4.2 By electronically accepting this Agreement and providing payment details through the Provider's designated digital platform, the Occupant expressly authorises the Provider to automatically debit all amounts due under this Agreement from the credit card, debit card, or nominated payment method provided at the time of acceptance.

This authorisation includes, but is not limited to:

- (a) Weekly Accommodation Fee payments,
- (b) Security Bond payment,
- (c) Utility bills and shared service contributions,
- (d) Late fees, cleaning fees, replacement fees, and any other charges payable under this Agreement.

The Occupant acknowledges that these payments will be processed automatically according to the payment schedule defined in this Agreement and that it is the Occupant's responsibility to ensure sufficient funds are available. Failure of a payment due to insufficient funds, expired card details, or payment blocking by the Occupant's bank does not remove the Occupant's obligation to pay and may result in additional fees or termination of this Agreement. The Occupant further acknowledges and agrees that the Provider may continue attempting to process any outstanding payments using the authorised payment method until all amounts due are successfully recovered.

4.3 If an automatic payment attempt fails due to:

- (a) insufficient funds;
- (b) expired or incorrect card details;
- (c) payment blocking by the Occupant's bank; or
- (d) any other issue related to the Occupant's payment method,

the Provider's payment platform will automatically retry the charge.

If, after the platform's automatic retry attempts, the payment remains unsuccessful and the Provider is required to manually process, monitor, or recover the payment, a reasonable Failed Payment Handling Fee of AUD \$25 per occurrence will apply. This fee may be automatically charged to the Occupant's nominated payment method or deducted from the bond at the Provider's discretion.

4.4 If any Weekly Accommodation Fee, utility charge, or any other amount due under this Agreement remains unpaid due to failed automatic payment processing or any other reason, the Provider reserves the right to issue a written notice to the Occupant requiring payment. If the payment is not rectified after such notice, the Provider may terminate this Agreement by issuing a notice to vacate requiring the Occupant to leave the premises within a period ranging from 24 hours to 5 days, at the Provider's discretion, depending on the circumstances. The Occupant acknowledges that timely payment is an essential condition of this Agreement.

4.5 The Occupant acknowledges that payments under this Agreement are processed through the Provider's designated digital payment platform using the payment method supplied at the time of acceptance. Any transaction fees, card processing fees, international fees, currency conversion fees, or similar charges imposed by the payment platform, card provider, or financial institution are the sole responsibility of the Occupant. The full amount due under this Agreement must be successfully received by the Provider. Any shortfall caused by such fees or charges will be considered an underpayment and must be rectified by the Occupant.

4.6 All utility bills, including but not limited to electricity, gas, water, and internet, will be shared equally among all Occupants of the property. Cleaning services and gardening services are not classified as utilities. These services form part of the managed accommodation provided by the Provider and are charged as a fixed Service Contribution Fee per Occupant. The amount of this Service Contribution Fee is determined by the Provider and may be adjusted from time to time in accordance with operational costs, service provider charges, and property needs, upon written notice to the Occupants. The frequency and scheduling of

utilities, cleaning, and gardening services are determined solely by the Provider, based on operational requirements and service agreements. The Occupant acknowledges that they are not entitled to request changes to service frequency or demand refunds due to perceived variations in usage, service timing, or temporary absence from the property. Utility charges and Service Contribution Fees remain payable in full throughout the term of this Agreement, including during any period the Occupant is away from the property for holidays, travel, or any other reason.

4.7 Occupants are responsible for ensuring the shared household areas remain clean and are stocked with basic cleaning and hygiene products (e.g., toilet paper, rubbish bags, disinfectant spray). The division of these costs must be arranged and agreed upon among the Occupants. The Provider will not intervene in this process but expects that supplies will be consistently available.

5. Security Bond

5.1 The Security Bond is automatically processed through the Provider's designated digital payment platform at the time the Occupant accepts this Agreement. The Occupant acknowledges that acceptance of this Agreement is conditional upon successful processing of the Security Bond payment using the payment method provided.

5.2 The bond is held by the Provider as security against:

- (a) Any unpaid amounts due under this Agreement (including Weekly Accommodation Fee, utilities and Service Contribution Fees,
- (b) Damage to the property or furniture,
- (c) Loss of keys or access tags,
- (d) Failure to return the mattress and/or mattress protector in good condition,
- (e) Breach of any of the terms of this Agreement,
- (f) Cancellation of the booking after the Acceptance Moment (as defined in Clause 2), even if the Move-in Date has not yet occurred,
- (g) Termination of the Agreement before completing the Minimum Stay period or, in the case of a Fixed Duration Stay, before the agreed Move-Out Date - unless a suitable replacement is found. The replacement must:

- *Be approved by the Provider,
- *Sign a new Agreement under the same conditions as the original Occupant,
- *Commit to a new Minimum Stay period equal in duration to the original Minimum Stay, and
- *Pay a new Security Bond directly to the Provider.

5.3 The bond is not to be used to cover Weekly Accommodation Fee or utility payments during the Occupant's stay. All amounts due under this Agreement (including Weekly Accommodation Fee, utilities, and service contributions) must be paid in full during the term of stay. Failure to pay may result in termination of the Agreement in accordance with Clause 9.

5.4 Bond refunds will be processed within four (4) weeks after the Occupant vacates the premises. This timeframe accounts for the possible delay in receiving utility bills, some of which are issued quarterly. If bills are not yet available, an average cost may be used to expedite the refund process. The Provider will make reasonable efforts to return the bond earlier whenever possible.

5.5 At move-in, the assigned room and designated areas are provided in clean and functional condition. The Occupant must notify the Provider in writing of any damage, defects, or maintenance issues within forty-eight (48) hours of move-in. If no written notification is received within this timeframe, the room and associated areas shall be deemed to have been accepted in satisfactory condition, and any later claims that damage or issues existed prior to occupancy may be rejected.

5.6 At move-in, the Provider will ensure that the assigned room is clean and in good condition. An initial inspection may be conducted, including photographs, to record the condition of the room and associated areas. Upon vacating the premises, the Occupant must return the assigned room and all designated areas associated with their room number in the same clean condition in which they were provided. Designated areas include, but are not limited to, the Occupant's bedroom, allocated kitchen storage areas (including labelled fridge shelf(s), cupboard(s), pantry space(s)), allocated bathroom areas (where applicable), and any other shared or storage spaces allocated to the Occupant under house rules, signage, or labelling. If the

Provider determines that the required cleaning standard has not been fully met in any part of these areas, or if any personal belongings are left behind, a fixed cleaning fee of AUD \$200 will apply. The Occupant acknowledges and agrees that this cleaning fee is non-proportional and not subject to reduction based on the extent or location of the uncleaned area. This includes situations where only a portion of a designated area is left unclean (for example, a single fridge shelf, cupboard, drawer, or small section of the room). The fee reflects the operational and professional cleaning costs incurred by the Provider.

5.7 The bond must not be used to cover the Weekly Accommodation Fee for the final weeks of the Occupant's stay. All Weekly Accommodation Fee must be paid as scheduled during the entire term of the Agreement. Any attempt to use the bond in lieu of paying Weekly Accommodation Fee will be considered a breach of the Agreement.

6. House Rules

6.1 The Occupant must always comply with the following House Rules:

6.1.1 No smoking of any kind is permitted inside the house or in any area of the property, including the backyard, front yard, balconies, or in front of the house on the footpath. This includes but is not limited to cigarettes, cigars, e-cigarettes, vapes, shisha/hookah, or any other device or substance that emits smoke or vapour.

6.1.2 Pets of any kind are strictly prohibited within the premises, including indoor and outdoor areas, regardless of size, breed, or species. This includes but is not limited to cats, dogs, birds, reptiles, fish tanks, or small caged animals. The Occupant is not permitted to bring pets into the property even on a temporary basis. Violation of this rule may result in immediate termination of the Agreement, cleaning fees, and liability for any damage or nuisance caused.

6.1.3 Each Occupant may receive a maximum of two (2) guests at a time, and all guests must behave respectfully towards other Occupants and neighbours. However, at no point may there be more than four (4) non-resident guests in the house simultaneously, regardless of who invited them.

6.1.4 Parties, large gatherings, and disruptive behaviour are strictly prohibited. This includes loud music, excessive noise, alcohol-fuelled gatherings, or any activity that may disturb other Occupants or neighbours. Any such event—regardless of the number of guests—will be considered a serious breach of this Agreement and may result in formal warnings, cost recovery charges (including cleaning or security call-out costs), or immediate termination of the Agreement. The Provider reserves the right to assess what constitutes an inappropriate gathering based on noise, frequency, number of guests, or complaints received.

6.1.5 The Occupant is allowed to host an overnight guest for one (1) night per week only. Any guest staying overnight more frequently than this shall be deemed a regular occupant. In such case, the individual must be formally approved by the Provider, a new agreement will need to be executed, a revised weekly accommodation fee may apply, and the new occupant will be responsible for a share of household bills and expenses.

6.1.6 The Occupant acknowledges that a specific bathroom may be assigned to their room to ensure shared comfort and cleanliness. This allocation does not constitute a legal entitlement, may change at the discretion of the Provider, and must be respected as part of maintaining order in shared accommodation.

6.1.7 The Occupant must not transfer, assign, share, or allow any other person to use their allocated room or space within the premises without prior written approval from the Provider.

6.1.8 No guests are permitted in the pool or pool area, if applicable. The pool and pool area may only be used by registered occupants of the property.

6.1.9 Occupants are not permitted to use any garage, carport, or designated parking spaces on the property. These areas are strictly reserved for the Provider's use. Any vehicle parked in these areas without authorisation may be reported and/or removed where legally permitted. All costs and expenses associated with towing, removal, storage, fines, or related actions will be borne solely by the Occupant.

6.1.10 Maintain room and shared areas clean and tidy. All personal belongings must be stored within the Occupant's assigned room and not left in common areas. Kitchenware, food, or any other personal items must also be stored in the Occupant's designated kitchen storage space. No personal items are to be left out in communal areas, including countertops, bathrooms, hallways, or living spaces. This rule is in place to ensure a clean, organised, and respectful living environment for all housemates.

6.1.11 Keep noise to a minimum during quiet hours between 10:00 PM and 8:00 AM.

6.1.12 Clean up after yourself at all times. Living in a shared environment requires every resident to be considerate and responsible. Dishes, utensils, kitchen appliances, bathroom surfaces, and any other shared facility used must be cleaned and returned to proper order immediately after use. Neglecting this duty causes disruption and discomfort to others and is considered a breach of house rules.

6.1.13 The Occupant must behave respectfully and courteously towards all other occupants, neighbours, and any staff or representatives of the Provider. Disrespectful behaviour — including but not limited to verbal abuse, sarcasm, bullying, or aggressive tone — directed at others or the Provider's team may result in a formal warning or termination of the Agreement in accordance with Clause 9.2.

6.1.14 The Occupant must return all keys and any access tags provided at the end of the stay. If any key or tag is lost or not returned, a fixed replacement fee of AUD \$50 will be charged and deducted from the bond.

6.1.15 If the Occupant locks themselves out of their bedroom (where a bedroom key exists) or the house, they must engage a licensed locksmith at their own expense to regain access. As a secondary option, the Provider may assist in unlocking the room or house, subject to staff availability and at its sole discretion. A callout fee of AUD \$100 will apply for this service. Any damage caused to locks, doors, doorframes, or property due to attempted forced entry or use of inappropriate methods (e.g. tools, cards, or other objects) will be repaired or replaced at the Occupant's expense.

6.1.16 The Occupant is not permitted to alter the layout of furniture in common areas, nor to add any furniture, decorations, picture frames, artwork, or similar items to shared spaces. Common areas must remain in their original condition to ensure consistency and comfort for all residents. In private bedrooms, the Occupant is allowed to rearrange the existing furniture at their discretion. However, all furniture must be returned to its original layout and position at the end of the Occupant's stay. Failure to do so will result in a repositioning fee of AUD \$40. It is strongly advised that the Occupant does not drill, nail, or affix any items to the walls of the bedroom. All rooms must be returned in the same condition in which they were provided. Any damage, marks, or alterations to walls, including from adhesives, hooks, or nails, may result in additional charges for repair or repainting.

6.1.17 Occupants are responsible for correctly separating waste into general, recycling, and organic bins, which are provided at the property. Improper disposal is prohibited. If a Council fine is issued due to incorrect waste sorting, the total cost may be divided equally unless the Provider reasonably determines responsibility can be attributed to specific Occupant(s). A weekly rotating roster assigns one room to manage waste duties, including emptying all internal bins, placing external bins on the street for Council collection, and returning them after collection. Non-compliance may result in formal warnings or bond deductions.

6.1.18 All maintenance requests must be submitted through the official Maintenance Request Form. Occupants will receive access to this form upon moving into the property. Requests made via other methods (e.g., messages, calls, or emails) may not be processed.

6.1.19 All shared storage areas in the property (e.g. refrigerators, bathroom cabinets, kitchen cupboards) are clearly labelled with room numbers. Occupants must store their personal items only in the spaces assigned to their room. Items left in unassigned areas may be considered abandoned and removed without notice. At the end of the stay, the Occupant is responsible for cleaning their bedroom as well as all designated storage areas. Any belongings left behind in shared or incorrectly assigned spaces will be discarded, and no compensation will be provided for lost or disposed items.

6.1.20 The Provider commits to conducting a professional pest control treatment at the property once per year, if deemed necessary. This annual treatment will be organised and paid for by the Provider. However, if additional treatments are required and it is reasonably determined that the infestation resulted from improper waste management, leaving food out, or failure to

maintain hygiene standards by any Occupant(s), the cost of subsequent pest control services will be divided equally among all Occupants of the property, regardless of individual involvement. Occupants will be informed in advance of any such charges, and the Provider will make every effort to ensure that treatments are only scheduled when reasonably necessary.

6.1.21 The kitchen is equipped with essential appliances and utensils, including but not limited to a fridge, stove, oven, microwave, basic cookware, crockery, and cutlery. The inventory may vary slightly depending on the property.

6.1.22 The Provider does not supply any bed linen, pillows, or decorative items. The only bedding item delivered by the Provider is a mattress protector. This protector must be returned at the end of the stay in clean and undamaged condition. If it is missing, stained, torn, or otherwise damaged, a cleaning or replacement fee of AUD \$75 will apply and may be deducted from the bond.

6.1.23 The Provider is responsible for the management of the property and shared environment but is not responsible for mediating, managing, or resolving interpersonal disputes, disagreements, personality conflicts, or relationship issues between Occupants. Occupants are expected to resolve such matters respectfully and independently among themselves. Claims of discomfort, disagreement, or personal conflict with other Occupants do not constitute valid grounds for withholding payment, terminating this Agreement, or requesting intervention from the Provider, unless there is a genuine safety concern or breach of this Agreement. Such matters do not affect the Occupant's ongoing payment obligations under this Agreement.

6.1.24 The Occupant is responsible for maintaining proper ventilation and cleanliness in their bedroom, ensuite, or any bathroom primarily used by them. This includes regularly opening windows, using exhaust fans where available, and maintaining dry and clean surfaces to prevent moisture build-up and mould formation. If mould or excessive moisture is identified in these areas and is reasonably determined not to be caused by structural issues, leaks, or building defects, the Occupant will be responsible for cleaning and resolving the issue. If the Provider is required to arrange cleaning or mould treatment due to the Occupant's failure to maintain proper ventilation and hygiene, the full cost of this service will be charged to the Occupant.

6.1.25 The Occupant must not copy, duplicate, lend, share, or permit the use of any keys, access cards, codes, or entry devices provided by the Provider. Access details, including digital codes or lockbox information, are strictly personal and must not be shared with any third party under any circumstances. Any breach of this clause may be treated as a serious breach of this Agreement and may result in immediate action, including termination, rekeying or access code changes, with all associated costs recoverable from the Occupant.

6.1.26 The Occupant must not engage in, permit, or facilitate any illegal, unsafe, or hazardous activities on the property. This includes, but is not limited to, the possession, use, sale, or distribution of illegal drugs, involvement in criminal activity, violent behaviour, or conduct that endangers the safety, wellbeing, or quiet enjoyment of others. Any breach of this clause constitutes a serious breach and may result in immediate termination of this Agreement without notice, in addition to any other rights available to the Provider.

7. Management Access and Routine Visits

7.1 The Provider reserves the right to enter the property at any time, including without prior notice, for routine inspections, maintenance checks, or general management purposes. These visits typically occur on a weekly basis and may involve entering the common areas of the house such as the kitchen, bathrooms, living room, laundry, backyard, and front yard.

7.2 Access to private rooms will not be conducted without prior written notice to the Occupant, except in the case of an emergency or safety concern.

7.3 If the Occupant has submitted a formal notice to vacate, has a fixed departure date, or has received an eviction notice, the Provider may conduct viewings or inspections of the Occupant's room for prospective new clients. The Occupant will be notified in advance of such viewings, which may be scheduled with short notice — including on the same day. In all such cases, a representative from the Provider will accompany the prospective clients during the room inspection to ensure the safety and security of the Occupant's personal belongings.

7.4 The Provider may also schedule annual full-property inspections, during which access to all areas of the house, including individual rooms, may be required. The Occupant will receive prior notice of these annual inspections.

7.5 If the property is for sale, or undergoing preparations for sale, the Provider may conduct inspections with potential buyers. These may occur more frequently than regular visits, and the Occupant will be notified of each inspection beforehand.

8. Privacy and Personal Responsibility

8.1 The Provider does not accept responsibility for the loss, theft, damage, or destruction of the Occupant's personal belongings, whether located in the bedroom, common areas, or elsewhere on the property. The Occupant is solely responsible for the security of their personal items and is strongly encouraged to obtain their own contents or personal belongings insurance. The Provider shall not be liable for any loss or damage to personal property, except where directly caused by the Provider's proven negligence.

8.2 The Provider respects the Occupant's right to privacy. No surveillance, recording, or monitoring devices are installed within private bedrooms. The Occupant acknowledges and agrees that CCTV cameras may be installed and operated in common areas only, such as entrances, exits, driveways, or other shared spaces, for the purposes of safety, security, and property management. By accepting this Agreement, the Occupant expressly consents to the collection and use of CCTV footage in shared areas. CCTV footage will not be used for monitoring personal behaviour and will only be accessed where reasonably required for security, incident investigation, or operational purposes.

9. Termination of Agreement

9.1 If any amount due under this Agreement remains unpaid due to failed automatic payment processing or any other reason, the Provider may issue a written notice requiring the Occupant to vacate the premises. The notice period to vacate may range from 24 hours to five (5) days, at the Provider's discretion, depending on the circumstances. If the Occupant rectifies the outstanding payment before the end of the notice period, the Provider may, at its discretion, allow the Occupant to remain under this Agreement.

9.2 If the Occupant engages in behaviour that is disrespectful, aggressive, disruptive, or harmful to other occupants, neighbours, or Provider staff, the Provider reserves the right to terminate this Agreement. Examples include but are not limited to: threats, harassment, verbal or physical abuse, repeated disturbances, or serious misconduct. Depending on the severity of the incident, the Provider may issue a written termination notice with a notice period ranging from 24 hours to five (5) days.

9.3 The Provider may, at its discretion and without the need to provide a reason, terminate this Agreement by providing the Occupant with no less than seven (7) days' written notice to vacate. The Provider will ensure reasonable and fair treatment in exercising this right.

9.4 If the Occupant fails to vacate the premises after the termination notice period has expired, the Provider reserves the right to initiate appropriate legal proceedings to recover possession of the room or property. Any associated costs, including legal fees, lost Weekly Accommodation Fee, and damages caused by the delay, may be deducted from the Occupant's bond or recovered through further legal action.

9.5 If the Occupant is absent from the property for more than seven (7) consecutive days without prior written notice to the Provider and fails to respond to reasonable attempts of communication, the Provider may reasonably deem the premises abandoned and terminate this Agreement without further notice. In such circumstances, the Provider may remove, store, donate, or dispose of any personal belongings left in the room or designated areas, where legally permitted, without any obligation to store such items for a minimum period. The Occupant expressly acknowledges and agrees that, if they later re-establish contact with the Provider after the premises have been deemed abandoned, the Provider shall not be required to reimburse, compensate, or otherwise account for any discarded, donated, or disposed items, and the Occupant releases the Provider from any claim in relation to such belongings. Any costs incurred by the Provider in connection with access, storage, removal, donation, or disposal of belongings may be recovered from the Occupant.

10. Governing Law and Jurisdiction

- 10.1 This Agreement is governed by the laws of the State of New South Wales, Australia.
- 10.2 Any disputes arising from this Agreement shall be subject to the exclusive jurisdiction of the courts of New South Wales.
- 10.3 If any clause or part of this Agreement is deemed unenforceable or invalid under law, the remainder of the Agreement shall remain in full force and effect.

11. Entire Agreement and Variations

- 11.1 This document constitutes the entire agreement between the Provider and the Occupant.
- 11.2 No verbal or informal representations, warranties, or commitments shall be binding unless expressly agreed in writing by the Provider.
- 11.3 The Provider may amend or vary the terms of this Agreement by providing the Occupant with no less than three (3) weeks' prior written notice. Such variations may include, but are not limited to, changes to the Weekly Accommodation Fee, utility contributions, cleaner or gardener fees, house rules, and other service-related charges required for the ongoing management and operation of the property. Any variation shall take effect on the date specified in the notice. Continued occupancy of the premises after the notice period constitutes the Occupant's acceptance of the amended terms. Any variation made under this clause does not waive, reduce, or otherwise affect the Occupant's obligation to comply with the minimum stay period set out in this Agreement.
- 11.4 For the purposes of this Agreement, any reference to "written notice" or "written communication" includes communications sent by email, SMS, WhatsApp message, digital forms, or any other electronic communication channel provided by the Occupant to the Provider through the Provider's digital platform at the time of acceptance. The Occupant agrees that the contact details supplied during the acceptance of this Agreement constitute the official and valid communication channels for all notices, requests, and communications under this Agreement. It is the Occupant's responsibility to ensure that these contact details remain accurate, current, and regularly monitored. The Provider shall not be responsible for any failure by the Occupant to receive or respond to communications sent to the nominated contact details.

12. Force Majeure

- 12.1 The Provider shall not be liable for any failure or delay in performing its obligations under this Agreement due to circumstances beyond its reasonable control, including but not limited to natural disasters, government actions, pandemics, public health emergencies, acts of war, strikes, or failure of utilities.
- 12.2 In such cases, the Provider will make reasonable efforts to mitigate the impact on the Occupant and resume normal operations as soon as practicable.

Signatures

This Agreement is signed by the parties below as confirmation of their acceptance of all terms and conditions contained herein.

Yours sincerely,

Down Under Stay

Acknowledgment of Terms of Engagement

By signing below, I confirm I have the authority to contract on behalf of SAMPLE CLIENT hereby agree to the terms of engagement dated 18 August 2026 of Down Under Stay as set out above in this letter of engagement.

I, SAMPLE CLIENT confirm that I understand and agree to the terms of engagement.

Signed: REDACTED SAMPLE CLIENT
SAMPLE CLIENT

Print N SAMPLE CLIENT

Date: 18 August 2026



Agreement Summary

Sender	Down Under Stay
Sent Date	Tuesday, August 18, 2026 10:23 AM
Recipient	SAMPLE CLIENT
Effective Start Date	August 18, 2026
Payment Authority	Captured
Payment Method	Credit Card
Document ID	SAMPLE_DOCUMENT_ID
Status	Accepted
Accepted At	Tuesday, August 18, 2026 1:58 PM

Signatory	SAMPLE CLIENT
Signed	REDACTED SAMPLE CLIENTSAMPLE CLIENT
Time	Tues
IP Address	XXX.XXX.XXX.XXX

