

RESIDENTIAL OCCUPANCY AGREEMENT

THIS AGREEMENT is made on **[Date]** between the following parties:

HOST: [Your Full Name]

OCCUPANT: [Student's Full Name] (UNSW Student ID: z_____)

1. LICENSE TO OCCUPY

- **The Premises:** The property located at **[Insert full address of the house]**.
- **Designated Space:** Exclusive occupancy of the private bedroom and shared non-exclusive access to common spaces (kitchen, living areas, shared bathrooms, laundry).
- **Legal Framework:** This contract constitutes a license to occupy the premises. The parties acknowledge that this agreement does not create a residential tenancy under the *Residential Tenancies Act 2010* (NSW). The Occupant is a licensee (lodger), and the Host retains overall management, control, and legal possession of the property.

2. FINANCIAL TERMS

- **Weekly Occupancy Fee (Rent): \$390.00 per week.**
- **Payment Schedule:** Payments must be maintained at **two (2) weeks in advance** at all times.
- **Payment Method:** Direct Electronic Funds Transfer (EFT) to the Host's nominated bank account:
 - *Account Name:* [Name]
 - *BSB:* [Number]
 - *Account Number:* [Number]
- **Security Deposit (Bond):** A deposit of **\$780.00** (equivalent to 2 weeks' occupancy fee) is payable upon signing. This deposit will be held by the Host and refunded within **seven (7) days** of the End of Occupancy Date, subject to a final inspection verifying the room is clean, clear of rubbish, and undamaged beyond fair wear and tear.

3. INCLUSIONS & OUTGOINGS

The weekly fee of \$390.00 is fully inclusive of the following items with no additional charges:

- **Utilities:** All standard household water, electricity, gas, and unlimited wireless internet usage.
- **Household Items:** Shared essentials including toilet paper, dish soap, and general cleaning products.

4. TERM OF AGREEMENT

- **Commencement Date:** [Start Date]
- **End Date:** [Fixed End Date OR "Ongoing periodic week-to-week"]

5. RULES & HOUSEHOLD EXPECTATIONS

The Occupant agrees to comply with the standard household rules:

- **Cleanliness:** The Occupant must keep their private room in a clean condition and promptly report any property defects or maintenance needs to the Host. Common areas must be cleaned immediately after use.
- **Noise & Quiet Hours:** To ensure a respectful environment, noise must be kept to an absolute minimum between **10:00 PM and 9:00 AM** daily.
- **Keys & Security:** The Occupant will be issued a set of keys for the premises. All keys must remain in the Occupant's possession and returned to the Host upon vacating. If the main security key is lost, unreturned, or damaged, the Occupant agrees to pay a replacement fee of \$300.00 to cover the actual cost of the lock/key replacement.
- **Guests:** Daytime guests are permitted with prior notification to the Host. **Overnight guests are strictly prohibited unless prior written or verbal consent is expressly granted by the Host.**
- **Pets:** No animals or pets of any kind are permitted on the premises.
- **Modifications:** No structural alterations, wall tape, adhesive stickers, or nails may be applied to the walls, doors, or wardrobes by the Occupant.
- **Minor Renovations & Host Access:** The Host reserves the right to carry out minor renovations, cosmetic upgrades, or general maintenance in the shared common areas during the occupancy period. The Host will endeavour to provide at least 48 hours' notice before commencing any such work and will ensure that essential shared facilities (such as kitchen and bathroom access) remain functional throughout the process.
- **Prohibitions:** Smoking and vaping are strictly prohibited on the premises. Subletting or assigning this agreement is completely barred.

- **Access:** The Host retains ultimate access rights to all areas of the property but will endeavour to provide reasonable advance notice before entering the Occupant's designated room for maintenance or inspections.

6. TERMINATION CONTRACTS

The Host may terminate this agreement before the scheduled End Date by issuing written or electronic notice under the following notice frameworks:

Reason for Termination by Host	Formal Notice Period Required
Violence, threats of violence, or illegal activity on the premises	Immediate Eviction
Wilful property damage or severe safety breach	Immediate Eviction
Failure to maintain occupancy fee payments or persistent rule breach after warning	1 Week Written Notice
General termination (without fault / end of term)	2 Weeks Written Notice

7. SPECIAL CONDITIONS

(Any additional handwritten rules or variations can be noted below upon mutual agreement)

EXECUTION

By signing below, both parties formally accept the terms, inclusions, and stipulations governing this Occupancy Agreement.

Signed by the Host: _____

Date: ____ / ____ / ____

Signed by the Occupant: _____

Date: ____ / ____ / ____