

Subletting agreement for UNIT 1072 111 HIGH ST MASCOT NSW 2020 AUSTRALIA

I, **Anusha Amer** agree to rent a bedroom at unit 1072 111 high st mascot NSW 2020 Australia to _____ and share the common areas cooperatively (bathroom, kitchen, laundry, living room and dining room for \$385 per week from 8th August for a 6 month period or extended period depending on agreed conditions.

Ending rental contract

- Subtenant will give 2 weeks' written notice to head-tenant at the end of their fixed-term contract.
- Subtenant will give 21 days' written notice to head-tenant to end periodic agreement.
- Subtenant will liaise with head-tenant to arrange a lease transfer if they vacate before end of the fixed-term contract.
- Subtenant will pay the regulated break fee to lawfully break the contract.
- Subtenant OR head-tenant will give 14 days' written notice to terminate agreement if either party has breached the contract.

Bond

Bond paid by subtenant \$780

A total bond of \$780 is held by NSW Fair Trading for the entirety of the property at unit 1072 111 high st mascot NSW 2020, Australia.

If all tenants vacate the property together at the end of the term, the head-tenant will apply for return of bond, which will be dispersed to all tenants accordingly.

If the subtenant leaves the property before the end of the term, the head-tenant will return the bond amount, after confirming that the subtenant has not caused any wilful or negligent damage to the property or owes any outstanding amounts for rent or utilities.

The head-tenant **will:**

- make rental payments to the landlord/landlord's agent by the due date

- report any necessary repairs or maintenance to the landlord/ landlord's agent.

The head-tenant **will not**:

- prevent, restrict or otherwise interfere with the subtenant's free use of the shared spaces
- restrict access to amenities (for example prohibiting use of air conditioning/heating).

The subtenant **will**:

- report any repair or maintenance issues identified to the head tenant
- take reasonable care to maintain the property and avoid negligent/ wilful damage.
- All other standard terms of residential tenancy in New South Wales are implied by law.

Signatures

Head-tenant:

Name: Anusha Amer

Signature: Anusha Amer

Date:

Subtenant:

Name:

Signature:

Date: