

## Lodger / Shared House / Boarder Agreement

This document is considered a guideline of an agreement between the parties mentioned below. It regards a boarding/share accommodation arrangement between the two parties. If there is any section that is not applicable to your agreement you should put a line through it and both initial the changes. Any specific requirements can be written on the reverse of this document, and signed by each party.

### Person 1

Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

### Address:

Street No. and Name: \_\_\_\_\_

Suburb: \_\_\_\_\_

### Person 2

Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Post Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Agreement Start Date:** \_\_\_\_\_ **Agreement End Date:** \_\_\_\_\_

### Rent and Bond

We are both agreed that the board/rent is: \$ \_\_\_\_\_

Rent will be paid 1 or 2 weeks in advance.

Paid: Weekly / fortnightly / monthly on day \_\_\_\_\_

Rent is to be paid by: Cash / Cheque / Internet Transfer / Other

### Rent Receipts will be provided at the time of payment

**Bond:** The bond will be the amount of \$ \_\_\_\_\_ and will be lodged with the Office of Fair Trading and documentation provided to boarder.

### Additional costs:

- Internet is/is not included in the boarding money
- Water and electricity are/are not included in the boarding money.
- The following bills will be additional costs (*Please provide current copy of bills so future rates can be established*):
  - Telephone:
  - Electricity:
  - Internet:
  - Meals:

### As the owner/head tenant I agree that:

- The room is clean and secure.
- I agree to allow you your privacy, I will not enter your room and interfere with your belongings
- Access to facilities including kitchen and bathroom are available at all times.

The room is furnished with the following items

Bed:  Lamp:   
Desk:  Other:   
Wardrobe:

- All items above are clean and in working order.
- The room and premises are secure with locks and you will be provided keys to those locks.
- At the termination of the stay, the Owner/Head Tennant agrees to provide you with at least 14 days notice.
- If there is to be a rent increase I will provide 30 days notice in writing of the increase
- If there is something that is in need of repair I will endeavour to get the repairs done immediately or otherwise take action to resolve the problem.

### As a tenant I agree to:

- Be quiet and considerate of your household and will respect your property.
- Tidy the areas I use after I use them. I will be happy to agree to chores as rostered and agreed to initially.
- Not to damage your property.
- If I am to leave I will provide at least 14 days notice.
- Both parties agree to be considerate of one another space and respect the rights of the other to their own privacy.

If any problems do occur we both agree to address the issue/s in a polite and calm manner. Any problems with be notified within 48 hours of initial occurrence.

### Signature Person 1

Tennant \_\_\_\_\_

Date: \_\_\_\_\_

Signature Person 2:

**Boarder:** \_\_\_\_\_

**Date** \_\_\_\_\_