

Lodger Agreement

Property address:

Room No:

Agreement start date:

Agreement end date:

Rental amount:

Bond:

Lodger 1:

Lodger 2:

Lodger 3:

Lodger 4:

Only the above named parties have the right to reside in the above mentioned property.

This Lodger Agreement (details of which are noted on this page and the following pages) is made between the above Lodgers and Furnished Property whereby it is agreed that in signing this document both parties are bound by its entire terms.

I agree that this Lodger Agreement will expire on the date stated above. I also understand that at any time, my room may be re-let from the agreement end date. I am aware that I may request an extension to my Lodger Agreement however this is dependant on the availability of my assigned room and end date I request and that my request must be made in writing to Furnished Property for the Landlord's review.

Signed _____ Date: ____/____/____

Lodger/s I confirm that I fully understand all terms and condition of this agreement

Signed _____ Date: ____/____/____

Furnished Property Representative

Terms & Conditions – Lodger Agreement ('Agreement')

1. PAYMENTS BY THE LODGER

1.1 The Lodger must pay a \$100.00 card replacement fee for any lost QuickRent card, a \$5.50 key replacement fee for standard keys, a \$10.00 key replacement fee for lost letter box keys and \$150.00 key replacement fee for lost security keys, swipe cards and fobs.

1.2 Rent must be paid weekly and in one transaction.

2. SECURITY DEPOSIT

2.1 Each lodger will pay a security deposit which will be equal to the value of three week's rent or otherwise stated.

3. ROOM CONDITION

3.1 Each lodger must fill in a condition and inventory report when they move in, this will be supplied by Furnished Property at the point of signing this Lodger Agreement. This must be returned in person to the Furnished Property office within 7 days of the commencement of this Agreement. This document will be used when a Furnished Property representative does the outgoing inspection. Any damages or lost goods or room restoration costs including cleaning will be withheld or debited from the security deposit.

4. CHANGES TO AGREEMENT

4.1 If a Lodger departs the property prior to the end date signed on this agreement, it is the Lodgers responsibility to find a new replacement. The Lodger is aware that they are liable to pay rent up until the lease end date specified on this agreement or until a new lodger is found to take over the agreement.

4.2 Lodgers must apply in writing to the property manager for any changes to this agreement. These changes must be approved before taking place and sufficient notice must be provided. Any approved agreement transfers will involve a \$200 fee which must be paid in full by the out-going Lodgers prior to vacating.

5. CHANGES TO AGREEMENT FOR ONLINE BOOKINGS (in addition to clauses 4.1 and 4.2)

5.1 Any cancellations made 14 days or less prior to arrival will attract a penalty of one week's accommodation fee.

5.2 Furnished Property offer a free transfer guarantee to another property in our portfolio should the client be unhappy with original accommodation. Transfer will depend on current availability and may be subject to a different asking rent.

6. BEHAVIOUR AND CLEANLINESS

6.1 The Lodger understands and agrees that there may be a House Manager appointed to manage the 'day to day' running of the property. For properties with House Managers, the lodger will comply with all reasonable requests from the house manger in relation to cleanliness and behaviour which are outlined in the House Rules.

6.2 If the Lodger or the Lodger's invitees behave in such a way so as to result in complaints from other occupiers of the Unit, any neighbours, the Council or the Police, they will be requested by Furnished Property to vacate the premises immediately and the full security deposit will be withheld.

6.3 The lodger understands that the House Manager may allocate house cleaning responsibilities to each Lodger. The Lodger agrees to conduct cleaning in his/her allocated area under the supervision of the house manager.

6.4 The Lodger agrees there are no pets of any kind permitted in the property. Should a Lodger be found with a pet in the property, the lodger will have 48 hours to remove the animal from the property and may face termination.

6.5 The lodger agrees there is NO smoking in any area of the property. Smoking will result in \$250 fine.

7. SAFETY, LIABILITY AND INSURANCE

7.1 The Lodger agrees to familiarise himself/herself with the floor-plan of the premises which includes an evacuation procedure and emergency exits.

7.2 The Lodger will not smoke indoors at any time, agreeing that this ruling is a safety measure, in place to save lives and must be respected as such.

7.3 If the smoke alarms and sprinklers are activated and the Lodger responsible is identified, the responsible lodger agrees to pay the full cost of a call out fee charged by the NSW Fire Brigade. This fee is \$1387.50.

7.4 The Lodger agrees that the consumption of alcohol on the premises is prohibited and being in a state of intoxication is not permitted.

7.5 The Lodger must not do anything or allow anything to be done in the premises or the common areas of the property which might prejudice any insurance policy or increase the premium payable under any insurance policy affected by Furnished Property in relation to the property or the building.

7.6 I hereby release, indemnify and hold harmless the owner and Furnished Property / AAT Nominees Pty Ltd from and against all actions and claims which may be made by me or on my behalf by other parties for or in respect of or arising out of any injury, loss, damage or death caused to my property or me, whether by negligence, breach of contract, or in any other way whatsoever during the period of my occupation of the premises as lodger.

8. MAINTENANCE, REPAIRS AND DAMAGES

8.1 All maintenance, repair and damage requests (except in case of emergency) must be submitted in writing to the property manager via our website (www.furnishedproperty.com.au/rental-resources/general-maintenance-repairs-issues/)

8.2 The Lodger is responsible for both the repair of any locks broken during the course of the Agreement (including locks to the entrance of the property) and the costs of any locksmiths attending the premises to gain access to the room or any part of the unit.

8.3 The Lodger understands that they will be charged from the security deposit the cost of repairs or replacement of furniture or appliances or fixtures that were lost, damaged or broken during their agreement term.

9. BED BUGS

9.1 The Tenant is aware that they must carry out a thorough check for bed bugs on commencement of their lease. It is the Tenants obligation to inspect and report bed bugs. The Landlord will not compensate The Tenant if bed bugs are detected after 14 days of moving into a property.

10. VENTILATION AND HEATERS

10.1 The Tenant must at all times keep the premises adequately ventilated to prevent the growth of mould and build-up of condensation and mildew. Any additional cleaning required for mould build up due to the lack of ventilation and or the excessive use of heaters during the tenancy will result in a charge to the outgoing Tenants security deposit.

10.2 The Tenant understands that if they use a heating device that it must be an oil heater with a thermostat control. Fan, strip or convection heaters are not permitted. The Tenant understands that any heater that is found on the premises which is a fan, strip or convection heater or missing the thermostat control feature will be removed without notice.

11. DEPARTING

11.1 The Lodger agrees that departure from the premises is required by 10:00 am on the agreed departure date.

11.2 The Lodger understands that 14 days before the agreement end date specified on page one; the occupied room must be clean and presentable for Furnished Property to show the room to prospective Lodgers. Furnished Property will show occupied rooms between 10am and 8pm Monday to Saturday.

11.3 On or before the day of departure the room must be returned to its original condition and presentation. The house manager or a Furnished Property staff member will inspect the bedroom on the day the Lodger vacates. If the room is not sufficiently clean and tidy including; all rubbish being removed, vacuumed, windows cleaned, all furniture dusted, underneath of beds cleaned, bathroom cleaned etc then the Lodger will be charged a cleaning and / or rubbish fee.

12. REFUNDING OF THE SECURITY DEPOSIT

12.1 For the Security Deposit to be returned all keys and QuickRent cards issued must be returned to the Furnished Property office by 11:00am on the agreed departure date and the room/unit must pass a final inspection where damages and cleanliness will be assessed.

12.2 The Lodger agrees all Security Deposits will be refunded into 1 (one) Australian bank account.

13. GENERAL

13.1 If any part of this Agreement is or becomes legally ineffective under the general law or by force of legislation the ineffective provision shall be severed from this Agreement and this Agreement will otherwise continue to be operative.

13.2 Reference to "\$" or "dollars" means Australian dollars.

13.3 This agreement does not create or constitute a residential tenancy.

Credit Card Information

Furnished Property is providing furnished accommodation, however, we require only three weeks rent as a security deposit. Furnished Property requests one credit card per bedroom to cover any damages, rental arrears or cleaning costs that are not covered by the security deposit. This Authority will be destroyed at the end of the tenancy agreement.

Credit card type: Visa MasterCard

Cardholder Name: _____

Credit Card Number: _____

Security Number: ____ (last 3 digits in signature section)

Expiry Date: ____ / ____ (month / year)

You will be advised should anything need to be deducted from your card

- This authority provides Furnished Property with the approval to debit the credit card account shown above.
- This credit card may be used to pay for rental arrears, damages or cleaning costs that are not covered by the security deposit.
- In the case of a breach of lease resulting in a termination, this credit card will be debited to cover any outstanding rent to the end of the lease term, as well as cleaning and damages.

Signature on behalf of Cardholder

Date