

## Terms and Conditions

### Tenant's responsibilities

1. Pay the rent on time.
2. Keep the boarding room reasonably clean and tidy and notify the landlord as soon as any repairs are needed. You may not withhold rent if you cannot get repairs done.
3. Use the premises principally for residential purposes.
4. Not damage or permit damage to the premises and inform the landlord of any damage.
5. Not disturb the neighbors or the landlord's other tenants.
6. Not alter the boarding house or room without the landlord's written consent.
7. Observe the house rules.
8. No pets, no smoking, no vaping, no party, and no overnight visitors.
9. Not use the room and premises for any unlawful purpose.
10. Clean the room and take out your trash and belongings when your lease ends.
11. Return all keys and items provided with the rental to the landlord at the end of your stay.
12. Each room gets a 150-unit monthly electricity credit, and if you use more, you'll need to pay the excess at the current rate (verify with the site manager).

### Noise

1. You and your guests are both expected to avoid generating excessive noise within the house. Please ensure that noise levels are kept to a minimum, particularly **after 10pm**.

### Offensive Behaviours and Material

1. Please be mindful of the communal nature of residential environments. Behaviours such as excessive drinking, threats, or unruliness are not tolerated within the residence.

### Inspection

1. The landlord reserves the right to perform a thorough monthly inspection of your room with you permission.
2. Prior to signing the Tenancy Agreement, it is crucial that you concur with its contents.
3. The inspection report's findings will be used for reevaluating the condition of your room when you move out, influencing the partial or full refund of your security deposit.

### Insurance

1. We strongly recommend that all residents secure appropriate insurance coverage for their personal belongings and effects.
2. Please be aware that the landlord is not liable for any loss or damage to individual property, whether caused by fire or any other means.

### Electrical Appliances

1. Please be aware that power outlets in the bedrooms are not designed to handle heavy loads, and their misuse could result in power failures.
2. Avoid using hot water jugs or any cooking equipment in your bedroom, as the steam and smoke can trigger smoke alarms and sprinklers. In the event of a false alarm, the resident will be responsible for covering the full callout fee.
3. For safety reasons, we insist that you refrain from altering or tampering with electrical fixtures, appliances, or telephones. This includes connecting electrical devices, other than light bulbs, to light sockets. Please report any faults immediately.
4. All residents make an effort to turn off electrical appliances when they are not in use.

### Furniture/Windows

1. Please avoid damaging or removing the furniture, keep windows closed during bad weather to prevent damage, and do not use windows for entering or exiting your bedroom.

### Termination Fee

1. If a tenant leaves before their lease is up, they must pay a fee. This fee is the difference in weekly rent costs. For example, if renting for more than 3 months costs \$270 a week but leaving within 1 to 3 months costs \$360 a week, the tenant who leaves early pays \$90 extra for each week they stayed.

Signed by

Date signed

LANDLORD

Signed by

Date signed

TENANT