1. To secure the room you must pay 2 weeks rent.
2. Rent is to be paid 4 weekly in cash in advance, on a due date I will specify.
Price INCLUDES broadband internet connectivity, electricity, heating, water. You must supply your own phone and food.
3. Lease Period: (Cross out whichever is not applicable)
  (a) No lease. $280 per week + 2 weeks notice.
  (b) 24 week lease from Feb 1 to July 18th or July 17-Dec 31st: $5520 ($250 per week)
  (c) 52 week lease: $10920 ($230 per week).
  (d) Other (negotiated with Landlord)

Move in Date:
4. Bond: $1000
5. Penalty for breaking lease (if applicable): sacrifice of $1000 bond, plus 2 weeks notice must be given. (otherwise a further 2 weeks penalty)
6. Leave the room clean and tidy when you move out.
7. You should clean up your mess in the kitchen and bathroom as you go.
8. You will be responsible for cleaning one of the following each week (one will be selected with landlord at time of signing):
- Kitchen
- Vacuum upstairs + staircase
- Clean bathroom
- Clean washroom / toilet

9. The room is for one person only.
10. No Smokers please.
11. Rent is payable when you are on holidays at the full rate. If you will be on holidays on the date rent is due, it is your responsibility to pay before you leave.
12. No sub-leasing of the room.
13. Personal heavy power use appliances incur a surcharge, bar fridge $2 per week, air-con $2 per week.
14. You are responsible for the safety and insurance of your own personal effects. Neither the owner, lessor, nor anyone else in the household is to be responsible for any losses, or damages incurred including those of personal effects or personal injury, whether or not due to negligence.

Name of Lodger:
Passport/Driver's license number:

Signed:

Inventory: (Anything not required, can cross out and return item).
Bed, bookshelf (x2), table, chair, lamp.
2x Sheets. 2x Pillows. 4x Pillowcases. 1x mattress protector.
1x doona. 2x doona cover. 2x towels, 1x 32" TV with remote control.
Signed