

TERMS AN CONDITION OF A CONTRACT
General Rules of Conduct
<p>*As a boarder, it is expected that you will be respectful of all other boarders and they will be respectful of you as a boarder.</p> <p>*The tenant is responsible for the behavior/ conduct of anyone they allow into the property.</p> <p>*No Guests are allowed in tenant's rooms after 8pm and before 7am unless by prior arrangement.</p> <p>*Only people whose names appear on the contract may live at the premises.</p> <p>*No parties or excessive noise at any time. All tenants are entitled to quiet enjoyment of their ROOM.</p> <p>*Tenants involved in fighting will be evicted Harassment in any form will not be tolerated and may result in immediate eviction.</p> <p>* All tenants must be respectful of other people's property.</p>
Bedrooms
<p>*Boarding House policy is that no private furniture be brought into the boarding house without written approval from management.</p> <p>*Rooms are to be kept in a clean and tidy condition.</p> <p>*All fittings, furnishings and chattels must be maintained in a good, sound condition.</p> <p>*You may be liable for the repairs or replacement of any damage you cause.</p> <p>*The tenant shall not paint, deface, or make any alterations to the rooms.</p> <p>*Written permission must be received from management prior to attaching anything to the walls.</p> <p>*Use of candles and incense sticks etc are not permitted in rooms.</p> <p>*Tenants are not permitted to bring animals to the property.</p>
Communal Areas and Facilities
<p>*Communal areas are defined as all areas that tenants have access to that is not a bedroom or the office.</p> <p>*Please do not leave cooking unattended in kitchens. This is a fire hazard, if there are any damages caused or there is a call out fee for the fire alarm being triggered, the person responsible may be liable for the costs incurred.</p> <p>*Keep all communal areas tidy e.g. wash and put away dishes/ pots etc ready for the next person.</p> <p>*Extra cleaning of communal areas and searching of cameras to determine ownership or responsibility will have associated costs passed on to the person responsible.</p> <p>*No sleeping in communal areas.</p> <p>*Appropriate clothing to be worn in communal areas.</p> <p>*No cooking in rooms.</p> <p>*Personal Property that is left in the communal areas is left at your own risk.</p> <p>*Personal Property to be stored in your room or designated areas. Including food - i.e, defrost food in your fridge space.</p> <p>*Property left in communal areas will be treated as lost property and disposed of after 48 hours if unclaimed.</p>
Vehicles and Parking
<p>* Tenants vehicles must be made known to management - make, model and registration, and be road legal.</p> <p>*Non-tenant vehicles must be offsite by 8pm and not on site before 8am.</p> <p>*Vehicles must be parked so as not to block the gate, other vehicles, washing lines or the BBQ area entrance.</p>
Drugs and Alcohol Policy
<p>* Drinking is only permitted in communal areas between the hours of 12pm and 8pm daily.</p> <p>*Intoxication or excessive drinking is breaching other tenants's quiet enjoyment.</p> <p>*Smoking/ E-Cigarettes/Vaping are not permitted anywhere inside the BBQ / outside areas. Butts and ash must be disposed of into the containers provided.</p> <p>*If found responsible for setting off the alarm, you will be liable for any non-emergency call out fees. The burning of incense and naked flames - i.e. candles will set off the alarm.</p> <p>*If the alarm sounds - Everyone must evacuate immediately.</p> <p>*Tampering with any of the safety features of the premise may result in eviction.</p> <p>*Any illegal activities, suspected or known to occur on the property will be reported to the police.</p>
Security
<p>*Security cameras are in all communal spaces. Please note these cameras will be recording at all times.</p> <p>*External doors are to be closed at all times - they must not be propped open.</p> <p>*The fire escape is for use in the event of a fire ONLY</p> <p>*If you want management to search the camera footage for any reason - there may be a service fee charged at the management's discretion.</p> <p>*If you get locked out of the boarding house or your room and need let back in there is a call out fee.</p> <p>*If you lose your keys/ tags for the boarding house, then replacement costs will apply.</p> <p>This Room Rental Agreement made on between (Landlord) and the (Tenant).</p>
I. ACKNOWLEDGMENT
<p>The Landlord agrees to rent the house to the Tenant under these terms in its present condition located at</p> <p>The Tenant acknowledges the terms of this Agreement and comply.</p>
II. AGREEMENT TERM
<p>This House Rental Agreement will begin on and end on . After this, a renewal agreement will be created for the new term.</p>
III. MONTHLY RENTAL
<p>The monthly rental shall be per month.</p> <p>Payments will be made by . The monthly rental shall be collected by .</p> <p>If the tenant failed to pay within five (5) days after the due date, late charges of will be applied.</p>
IV. SECURITY DEPOSIT
<p>The Tenants agree to pay a security deposit if . The Security Deposit is to be refunded upon leaving the residency, terminating this contract, and returning the keys to the Landlord.</p> <p>The Security Deposit will cover for any damage to the premise.</p> <p>This Security Deposit will also cover in case the Tenant fails to pay the utility bills.</p>
V. UTILITIES/PROPER GARBAGE DISPOSAL
<p>Tenants will be responsible for paying all utilities like electricity, water, gas, telephone, cable, and internet.</p> <p>Tenants must keep their rubbish in their room's trashbin rather than distributing it across the building and throwing it in a trash.</p>
VI. MAINTENANCE AND DAMAGES
<p>Tenant shall keep the premises in good condition.</p> <p>The Tenant will be responsible for any damage caused which means the Tenant will should all the expenses in fixing it.</p> <p>Tenants shall follow reasonable standards of cleanliness.</p> <p>Written permission from the landlord is needed for any alterations.</p> <p>The Landlord may enter the premises for the purposes of inspection, repair, maintenance, and emergency.</p>
VII. OCCUPANCY
<p>The number of occupants is limited to . It will only be occupied by the Tenant and his/her family members.</p>
VIII. RULES and REGULATIONS
<p>The number of guests shall not exceed 3. An overnight guest may not stay for more than two (2) nights. Pets are not allowed on the premises.</p> <p>Smoking is prohibited on the premises.</p>
IX. PEACE AND ORDER
<p>Tenants are not allowed to keep firearms, bows, combat knife and other weapons on the premises.</p> <p>Tenants agree not to use the premises in a way to disturb the peace in the neighborhood.</p>
X. ABANDONMENT
<p>If the Tenant abandons the house, the Landlord has the right to enter the house by any means without liabilities.</p> <p>The Landlord is allowed to presume that Tenant abandoned the premise if the furniture and other items were removed.</p> <p>If the house is unoccupied for a period of 15 consecutive days without written notification to the Landlord, it will be considered as abandonment.</p>
XI. AMENDMENTS
<p>This Agreement can only be changed or modified through the written consent of both parties.</p>
XII. GOVERNING LAW
<p>This agreement shall be governed under the laws of the .</p> <p>We, the undersigned, hereby agreed that we have read this agreement and bounded by its terms and conditions.</p>