

House Rules



GENERAL RULES OF CONDUCT

- Disrespectful behavior toward other guests or hosts will not be tolerated and may lead to termination of the agreement.
- All tenants are entitled to quiet enjoyment of their home.
- Tenants involved in fighting will be evicted.
- Harassment in any form will not be tolerated and may result in immediate eviction.
- All tenants must be respectful of other people's property.
- Noise must be kept to a minimum after 10:00 pm.
- Most common areas are monitored with closed circuit television cameras (CCTV) 24 hours a day for security purposes. Private areas, such as bedrooms or bathrooms, are not monitored.

ABOUT YOUR AGREEMENT

- On arrival, all residents are required to fill out a condition report and inventory checklist detailing the items in each room and if any have been subject to damage. If these are not completed within 5 working days, it is assumed that the room was in perfect condition when you moved in. All residents are provided with basic cutlery and dishes in their studios.
- Residents' guests must adhere to ume house rules and vacate the property by 10:00 am. Late check outs after 10am will incur a fee of \$100.
- Each occupant of the house must only take the studio assigned to their actual agreement. It is not permitted to change your studio unless given authorization from ume. The resident agrees to always lock doors and gates behind them at the premises and is responsible for the security of their own studio.
- Rent is due on Mondays. Residents must follow the rent arrears management procedures. Residents on arrears might be restricted to extend the existing agreement.

COMMUNAL AREAS AND BATHROOMS

- The use of smoking products of any sort, including all cigarette products and all smoke-producing products

(cigars, pipes, e-cigarettes, hookahs, vaporizers, etc.) is prohibited in the studio, in the common areas, or in hallways. Any tenant found smoking will be fined \$250.

- Kitchen and communal areas must be always clean and tidy. Residents found leaving the kitchen unclean and untidy will be searched via cameras to determine ownership or responsibility. Leaving the kitchen unclean and untidy will incur a fee of \$50.
- ume is not responsible for food stored in the kitchen. It's recommended to use a lockable refrigerator bag for any food that you are storing in the common fridges. Food can only be stored in the fridge for up to one week and freezer for up to 2 weeks.
- Tenants using the communal kitchens must always monitor their cooking and are required to keep the kitchens clean and hygienic and to turn all appliances off when not in use. Dishes left unwashed in communal kitchen areas will be removed and disposed of.
- It's the tenant's responsibility to bring their rubbish out and not to leave them at their door or outside the bins provided.
- If the smoke alarms and/or sprinklers are activated, the resident responsible will be instructed to pay the full cost of a call-out fee charged by the NSW Fire Brigade. The fee is between \$1800 to \$2000.
- We do not allow pets to stay at the property.
- There should be no personal belongings left in the common areas as you are sharing your living space with other residents. Community Managers and House Managers have been given authority to discard any items they find laying around in the common areas.

BEDROOMS

- Please be mindful of what you use to hang or stick things on the walls of your room. Should there be any damage to the walls or furniture, the cost of repairing this damage will be taken from the security deposit.
- Residents are responsible to keep their rooms clean and tidy throughout the duration of the agreement.