

BOARDING AGREEMENT

This Boarding Agreement ("Agreement") is made and entered into as of ____ / ____ / 2025 between:

- **[ST KILDA BOARDING HOUSE]**, with a registered address at:
4 ST KILDA MOUNT PLEASANT HARARE ("Landlord"),
And
- _____, Residing at [_____] [Tenant home Address] ("Tenant").

WHEREAS, Landlord owns and operates a house located at [4 ST KILDA MOUNT PLEASANT HARARE] ("Premises"); and

WHEREAS, Tenant desires to rent a room/space within the Premises from Landlord;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. Term of Agreement

1.1 The term of this Lease shall commence on [____ / ____ / 2025] and shall continue for a period of [____] (Term length in Months), unless terminated earlier as provided herein.

2. Rent

2.1 Tenant shall pay rent to Landlord in the amount of [____] per Month payable in advance on or before the **[5th]** of each **MONTH**.

2.2 Late rent payments shall be subject to lease termination.

2.3 The only accepted methods of payment are cash, bank transfer, and Innbucks.

The banking details are

Bank CBZ

Beneficiary Name Alamait (Pvt) Ltd

Branch 029

Account Number 26017000029

Payment Reference: Student name and accommodation name

2.3.1 An additional 4% charge will be required for bank transfers and innbucks

2.3.2 For innbucks payments students are advised to call first before paying.

3. Deposit

3.1, The Tenant shall pay the Landlord a non refundable deposit equivalent to one full month's rent for the last month of the term

3.2 The deposit shall be paid in instalments over the first two months of the lease term.

3.3 For the last month of the term, prior to the closing of the semester, the Tenant will not be required to pay rent. The deposit shall be applied to cover the rent for that final month.

3.4 If the tenant decides to terminate the lease for any reason before the end of the term, the Tenant will forfeit the deposit, and it will not be refunded. The deposit shall be retained by the Landlord as compensation for the early termination.

4. Use of Premises

4.1 Tenant shall use the Premises solely for residential purposes and shall not sublet, assign, or share occupancy with any other person without Landlord's prior written consent.

5. Maintenance and Repairs

5.2 Tenant shall promptly notify Landlord of any necessary repairs to the Premises.

6. House Rules

- a) Students are not allowed to take in tenants without the Administrations permission
- b) Non-residents (male or female) are not allowed on the premises between the hours of 10pm to 7am.
- c) Non-residents (male or female) are not allowed to sleep on the premises under any circumstances.
- d) Admin must be made aware of all visitors to the premises
- e) All residents must observe each other's rights to the premises
- f) The establishment observes a curfew of midnight. The gate will, however, be locked at 10pm prompt. **UNDER NO CIRCUMSTANCES SHALL ANY STUDENT BE PERMITTED TO ENTER THE PREMISES AFTER MIDNIGHT.**
- g) Any damages effected by a visitor shall be taken care of by the responsible tenant with the supervision of admin.
- h) Relationships with the Housekeeper must be strictly formal, professional, and respectful.
- i) No pets are allowed on the premises.
- j) No loud music or parties permitted on the premises.
- k) No cult or religious meetings permitted on the premises.
- l) The construction site is strictly out of bounds. Anyone seen near the construction site will be dismissed from the premises without notice or refund.
- m) Any residents wishing to extend their stay beyond the semester closing dates must make prior arrangements with the administrator.
- n) **Note: once you have checked out you will not be allowed back in**

- o) Residents will be liable to pay for damages or breakages they cause to the property including loss of keys. (Please note that key replacement is 10usd per key lost. PLEASE LOOK AFTER YOUR KEYS)
- p) Residents must not interfere with the locks without the admin's consent.
- q) Residents must return all keys provided by the admin on termination of the tenancy
- r) No residents are allowed to switch on or off the water pump, solar or generator
- s) All breakages and malfunctions must be reported to the Matron. Residents are not allowed to fix anything that has been broken without authority from the admin
- t) No gadgets or study material to be left unattended in the study area.
- u) All study discussions to be conducted in the study area and not in rooms to minimise disturbing other roommates
- v) The Admin and Matron are allowed to enter any room at any time without notice. Furthermore, they are not restricted from entering any area within the premises

B. KITCHEN

- a) **THE KITCHEN SHOULD BE KEPT CLEAN ALL THE TIME UNDER ALL CIRCUMSTANCE**
- b) cooking must be done either in the kitchen or in the designated structure outside using firewood provided by the Matron. Note that, cooking of anything that takes long such as tripe and beans etc shall only be permitted outside on the fire
- c) The Kitchen shall be available for use during the following hours:
Morning: 5:00 AM to 9:00 AM , Afternoon 12:00 AM to 2:00 PM and Evening: 5:00 PM to 10:00 PM
- d) No cooking or operation of personal stoves, kettles, blowers or heaters in any other place e.g., bedrooms allowed. Any such doings attract an immediate dismissal from the premises.
- e) No resident is allowed to leave dirty dishes in the sink or on the sink and any other place in the kitchen. All dirty dishes left unattended shall be regarded as rubbish thus shall be put in the bin by the housekeeper.
- f) No pot or electrical gadget is to be left unattended at any time. The Matron or housekeeper is allowed to switch it off and put it aside without consulting anyone. This also attracts a fine of 5 usd to offenders.
- g) All perishables stored in the fridges/deep freezer must be labelled by the resident for identification.
- h) No one is allowed to boil water for bathing or anything else other than cooking on the gas stoves. You shall be provided with boiling water every school day from 5.30am to 7.30 am. Please make use of it and add more water to the tin on the fire place once you have poured your share. However, if Zesa is available you are allowed to boil water using water jugs only on the designated area. Let us maintain the strictly 2 jugs per person policy.

C. COMMON ROOMS AND BEDROOMS

- a) The study is open to all residents for study purposes
- b) No chairs should be left outside or taken to the bedrooms for personal use.
- c) Ironing must be done in the designated common places. **NO IRONING ALLOWED IN THE BEDROOMS.**
- d) There shall be weekly inspections of all rooms therefore residents are urged to report all damages immediately
- e) All beds are to be nicely made daily.
- f) As roommates, allocate each other cupboards fairly. Only clothes and cosmetics shall be allowed in the cupboards.
- g) Each room should buy its own mop and broom for cleaning purposes.

- h) The head of the room shall display the cleaning duty rooster where visible for inspections.
- i) Strictly no litter in the study area. Failure to comply attracts a fine of 5usd non negotiable.

D. TOILETS, SANITARY AND HYGIENE

- a) **FLUSHING OF SANITARY WEAR (PADS, TAMPON, COTTON, AND CLOTH) IS STRICTLY PROHIBITED.** Please make use of the bins provided in the toilet designated for that.
- b) Residents must always clean the bathroom after use without fail.
- c) Water spilled on bathroom floors must be dried soon after using the bathroom.
- d) Head of House elected by the residents shall be in charge and make duty roosters to ensure cleanliness in all common areas including the toilets
- e) The duty rooster will be displayed where it is visible to everyone including the Matron and Housekeeper to see. Failure to comply will result in dismissal from the premises of the resident in question.
- f) Laundry may only be conducted on **Wednesdays, Fridays, Saturdays and Sundays**
- g) All laundry and dish washing to be done in the designated Area. Failure to comply will attract a penalty fee of 5usd
- h) No laundry should be left overnight on the washing line under any circumstance. Everyone should have removed laundry by 21.00pm. Failure to do so will result in your laundry being regarded as rubbish meant for the bin.
- i) **Water Usage Limits**
 - I. **Bathing:** A maximum of 10-liter buckets may be used for bathing purposes.
 - II. **Laundry:** A maximum of 20-liter buckets may be used for laundry purposes.
 - III. 20-liter buckets for laundry must be labelled with the Tenant's name. must be submitted to the Matron for use during designated laundry days.
 - IV. Tenant agrees to comply with the water usage limits and procedures outlined in this Addendum. Any violation of these restrictions may result in a fine of 5 US dollars.

E. IMPORTANT

- We are under construction therefore there will be noise and dust coming from the construction site from time to time. If you can not stay in such any environment, please we do not expect you to sign and stay here at St Kilda accommodation.

You are not allowed to use or be seen at the construction site at any given point under any circumstance. Failure to comply to the above will attract immediate dismissal of the resident

7. Termination

7.1 Tenants may terminate tenancy by giving one month's notice at the beginning of the month they intend to vacate the premises. Otherwise, the tenant will forfeit one month rent in lieu of notice.

7.2 Landlord may terminate this Agreement immediately upon written notice to Tenant for any of the following reasons:

- Non-payment of rent
- Material breach of this Agreement/ failure to abide to the above rules as per agreement
- If the tenant has caused or threatened to cause damage to the premises or other residents
- Illegal or disruptive activities

8. Binding Effect

8.1 This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and permitted assigns.

PLEASE LET US KNOW OF ANY UNDERLYING MEDICAL CONDITIONS IN THE SPACE BELOW.

Name	ID Number	Contact Phone Number
Next of Kin (Name)	Next of Kin (Contact Phone Number)	Medical Aid
Underlying medical condition(s):		

I consent to the guiding rules stated above and confirm that the information I provided is true.

Name

Signature

Date