BOARDING   
   
AGREEMENT  
   
This   
B oarding  
   
Agre eme nt ("Agreem ent" ) is mad e and enter ed int o as of   
   
   
/ / 2025   
   
   
   
between:  
   
  
   
[  
S T KIL DA   
B OARDING H OUS E ],  
   
with a regist ered add ress at  
:  
   
   
4 S  
T KIL DA MOUNT   
P LEAS ANT HARARE  
   
( "Landlord"),  
   
And   
   
  
   
   
,  
   
R  
esidi ng at  
   
[  
   
   
   
]  
   
   
[  
Tenant  
   
home  
   
Add ress]   
( "Tenant" ).  
   
WHE REAS  
,  
   
Landlord owns and op erat es a h ouse located at [  
4 S T K ILDA M OUNT   
P LEAS ANT HARARE  
] ("P remi ses"); and  
   
WHE REAS  
,   
Tenant desires to rent a   
room/spa ce  
   
withi n the Premi ses from Landlord;  
   
NOW, T HE REFORE ,  
   
in consi derati on of th e mut ual covenants and ag reements contained   
herein, t he pa rties agr ee as follows:  
   
1. T erm of   
Agreem en t  
   
   
   
   
1.1 The term of thi s Lease shall comm ence on   
   
[  
   
   
   
   
/  
   
/  
   
2025  
]   
and shall conti nue for a   
period of [  
   
] (  
Term length  
   
in Mont hs  
),unless termi nated earlier as provided herein.  
   
2. Ren t  
   
2.1 Tenant shall pay rent to Landlord in the amount of [  
   
] per  
   
Mont h  
   
payable in advanc e   
on or befor e the   
[  
5 th  
]  
   
of each   
MONT H  
.  
   
2.  
2  
   
Late rent p ayments shall be subject   
t  
o lease te rminati on  
.  
   
2.3   
The only acc epted m ethods of payment ar e c a sh, bank transfe r, and Inn bucks.  
   
The  
   
banking detai  
ls ar e   
   
B ank C B  
Z  
   
B  
eneficiary Name Al ama it   
(  
P vt  
)  
   
Ltd  
   
B  
ranch   
029  
   
A  
ccoun  
t Numbe r 260170 00029  
   
P ayment   
R eferen ce:  
   
S  
tudent name   
and accomm od ati on name  
   
  
2.3  
.  
1   
A  
n   
addit ional  
   
4  
%  
   
c harge will be r equired for bank trans  
fe rs and innbu cks  
   
2.3.  
2   
F  
or   
in  
nbuck  
s   
p  
aym ents   
students are advised to call first bef  
or e payin  
g.  
   
3. Dep osit  
   
3.1,T  
heTenantshall paytheLandlordanonrefundable  
   
  
rent for the last m onth of the term  
   
3.2   
The deposi t   
shall be paid i n inst alm ents ov er the first t wo months of the lease te rm.  
   
  
   
   
   
   
   
   
   
4. Use of Pr em ises  
   
4.1Tenantshall usetheP remi sessolelyforresiden ti alpurposesandshall notsubl et,assi gn,or   
share oc cupan cy with an y other person   
without L andlord's prior written c o nsent.  
   
5. Main ten an ce an d Rep airs  
   
5.  
2  
   
Tenant shall promptl y noti fy Landlord of any necessa ry rep airs to t he P remi ses.  
   
6.   
Hou se Rul es  
   
  
   
   
   
   
  
   
  
  
  
   
   
  
   
  
  
  
   
  
   
   
   
  
   
   
   
  
   
  
  
  
   
  
   
  
   
  
   
   
  
   
   
   
  
   
   
   
  
   
   
   
  
   
  
   
  
   
  
  
   
  
   
  
  
   
  
   
  
   
  
  
   
  
  
   
  
  
  
   
  
   
   
   
  
   
  
   
  
   
  
   
  
   
  
   
   
  
   
   
   
  
   
  
   
   
  
   
   
  
   
   
   
  
   
  
   
  
  
   
  
   
  
  
  
  
  
  
  
   
   
c)  
   
The Kitchen shall be avai lable for use du ring the f oll owing hours:  
   
Morn in g: 5:00 AM to   
9  
:00 AM   
,   
Aft ern oon  
   
12:00 AM to 2:00 PM an d   
E ven in g:   
5  
:00 PM to 10:00 PM  
   
  
   
  
   
   
  
   
  
  
  
   
  
   
  
  
   
   
  
   
   
   
  
   
  
  
   
  
  
  
   
   
  
  
   
  
   
   
   
  
   
  
   
  
   
  
   
   
   
  
   
  
   
   
  
   
  
   
  
   
  
   
   
  
   
   
   
  
  
   
   
   
  
   
  
   
  
   
  
   
   
  
  
   
   
  
   
  
   
  
   
   
   
  
   
  
   
   
  
   
  
  
   
   
  
   
Laundry may only be co nducted on  
   
Wed n esd ays,   
Frid ays, S aturdays and S un d ays  
   
  
   
  
  
  
   
  
   
   
  
  
  
  
  
   
  
   
Wat er Usage Lim it s  
   
  
   
Bat hing:  
   
A maxim um of 10  
-  
l i ter bucket sm aybe used f or bat hi ngpur pose s.  
   
II.  
   
Laundry:  
   
Am axi mum of 20  
-  
l i ter bucket sm ay be used f or l aundr ypur poses.  
   
II I.  
   
20  
-  
l i terbucketsf orlaundr ym ust bel abell edwit ht heTenant 'snam e.m ustbesubmi tt ed   
t o t he Matr onf or use dur ing desi gnat edl aundr ydays .  
   
IV.  
   
Tenant agree s t o com pl y wi t h t he wat er usa ge   
li mi ts and pr ocedures out li ned i n thi s   
Addendum . Any vi olati onof t hes er estr i ct ionsm ayr esult i na fi neof 5 US doll ars.  
   
  
   
  
   
  
  
  
   
  
  
   
7  
. T erm in ation  
   
7  
.1   
  
   
  
   
7  
.2Landlordmaytermi n atethi s  
   
Agre ement   
im mediatelyuponwrit tennoti c etoTenantfo rany   
of the following reasons:  
   
  
   
Non  
-  
payment of rent  
   
  
   
Material bre ach o f this Agreement  
/  
  
  
   
  
   
   
   
  
   
Ill eg al or disrupti ve a cti vit ies  
   
8.   
B in d in g E ffect  
   
  
8  
.  
1 This Agre ement shal l be bindi ng upon and in ure to the b enefit of the parties her eto and   
their respe cti ve heirs, suc cessors, and p ermitt ed as signs .