

BOARD AND LODGING AGREEMENT

Location: _____ Date: _____

Parties:

Landlord Name: _____

Tenant Name: _____

Premises:

Address of Premises: _____

Description of Accommodation: _____

Term:

Length of Agreement: _____

Start Date: _____

Rent and Payment:

Rent Amount (AUD): _____ AUD

Payment Method: _____

Payment Frequency: _____

Security Deposit:

Deposit Amount (AUD): _____ AUD

Deposit Conditions: _____

Clause 1 – Occupancy and Use

The Tenant shall occupy the Premises for residential purposes only and shall not use the Premises for any unlawful purpose. Occupancy is limited to the Tenant and the persons named in this Agreement.

Clause 2 – Rent and Payment

The Tenant agrees to pay the Rent Amount specified above in Australian Dollars (AUD) according to the Payment Frequency and Payment Method stated. Late payments may incur additional fees as permitted by law.

Clause 3 – Security Deposit

The Tenant shall pay the Security Deposit as stated above, which shall be held by the Landlord in accordance with applicable Australian laws. The Security Deposit may be applied against unpaid Rent, damages beyond normal wear and tear, or other breaches of this Agreement.

Clause 4 – Utilities and Services

Unless otherwise agreed, the Tenant shall be responsible for payment of utilities and services consumed at the Premises, including but not limited to electricity, water, gas, telephone, internet, and rubbish collection.

Clause 5 – Maintenance and Repairs

The Tenant shall keep the Premises reasonably clean and in good order. The Landlord shall maintain the Premises in a

reasonable state of repair and comply with all relevant health and safety laws. The Tenant shall promptly notify the Landlord of any damage or need for repair.

Clause 6 – Tenant Obligations

The Tenant agrees to comply with all reasonable rules and regulations provided by the Landlord, not to cause nuisance or disturbance, and not to make alterations to the Premises without the Landlord's prior written consent.

Clause 7 – Landlord Access

The Landlord or their agent may enter the Premises at reasonable times with prior notice to inspect, conduct repairs, or for other lawful purposes, in accordance with applicable Australian tenancy laws.

Clause 8 – Termination

Either party may terminate this Agreement by providing written notice as required by law. Upon termination, the Tenant shall vacate the Premises and return all keys to the Landlord.

Clause 9 – Bond Lodgement and Refund

If applicable, the Landlord shall lodge the Security Deposit with the relevant tenancy authority and comply with all legal obligations concerning bond handling and refund.

Clause 10 – Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Australia and the applicable State or Territory laws governing residential tenancy agreements.

Clause 11 – Dispute Resolution

In the event of any dispute arising out of or in connection with this Agreement, the parties agree to seek resolution by mediation or other alternative dispute resolution methods before commencing legal proceedings.

Clause 12 – Additional Terms

Any additional terms or special conditions agreed between the parties are set out in the attached Schedule A and form part of this Agreement.

Clause 13 – Entire Agreement

This Agreement, including any attached Schedules, constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements, whether oral or written.

Clause 14 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Clause 15 – Notices

All notices must be in writing and deemed delivered when personally delivered, sent by certified mail, or by email to the addresses specified by the parties.

Clause 16 – Signatures and Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together constitute one agreement.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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