

# ROOM RENTAL AGREEMENT

Location: \_\_\_\_\_ Date: \_\_\_\_\_

## Parties:

Landlord Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Tenant Information:

Tenant Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Premises:

Address of Rental Property: \_\_\_\_\_

Type of Room: \_\_\_\_\_

## Term of Tenancy:

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Rental Period: \_\_\_\_\_

## Rental Amount and Payment:

Rental Amount per Week/Month: \_\_\_\_\_ AUD

Payment Method: \_\_\_\_\_

Payment Schedule: \_\_\_\_\_

## Bond (Security Deposit):

Bond Amount: \_\_\_\_\_ AUD

Bond Lodgement Details: \_\_\_\_\_

## Clause 1 – Grant of Tenancy

The Landlord hereby rents to the Tenant, and the Tenant hereby rents from the Landlord, the premises described above for the term and rental amount set forth in this Agreement, subject to the terms and conditions contained herein.

## Clause 2 – Use of Premises

The Tenant agrees to use the premises solely for residential purposes and to comply with all laws, rules, and agreements applicable to the premises. The Tenant shall not use the premises for any unlawful purpose or cause nuisance to neighbors.

## Clause 3 – Rent Payment

Rent shall be paid by the Tenant to the Landlord in the method and schedule specified above, without demand or setoff. Late payments may incur fees as permitted by law.

#### **Clause 4 – Bond and Security**

The Tenant shall pay the Bond as security for the Tenant's obligations under this Agreement. The Bond shall be lodged with an approved Bond Authority as required by Australian law, and may be claimed by the Landlord for breaches of this Agreement.

#### **Clause 5 – Tenant's Obligations**

The Tenant shall keep the premises clean and in good repair, promptly notify the Landlord of any damage or needed repairs, and not make alterations without written consent. The Tenant shall allow the Landlord reasonable access for inspection, repairs, and maintenance.

#### **Clause 6 – Landlord's Obligations**

The Landlord shall ensure the premises comply with health and safety standards, maintain the premises in a reasonable state of repair, and respect the Tenant's right to quiet enjoyment.

#### **Clause 7 – Repairs and Maintenance**

The Landlord is responsible for repairs not caused by the Tenant's negligence. The Tenant shall be responsible for repair of damage caused by misuse, neglect, or intentional acts.

#### **Clause 8 – Entry and Inspection**

The Landlord may enter the premises with prior notice to inspect, repair, or show the premises to prospective tenants or buyers, in accordance with Australian tenancy laws.

#### **Clause 9 – Utilities and Services**

Unless otherwise agreed, the Tenant shall pay for utilities and services consumed on the premises during the tenancy, including but not limited to electricity, gas, water, internet, and telephone.

#### **Clause 10 – Termination of Tenancy**

This Agreement may be terminated by either party in accordance with Australian tenancy laws, providing appropriate notice in writing. Upon termination, the Tenant shall vacate the premises and return possession to the Landlord.

#### **Clause 11 – Condition Report**

A condition report shall be completed and signed by both parties at the start and end of the tenancy to document the state of the premises.

#### **Clause 12 – Alterations and Use**

The Tenant shall not make any structural or cosmetic alterations without written consent. The Tenant shall not keep pets or sublet the premises without Landlord's prior consent.

#### **Clause 13 – Insurance**

The Landlord's insurance does not cover the Tenant's belongings. The Tenant is encouraged to obtain renter's insurance for personal property.

#### **Clause 14 – Dispute Resolution**

Any disputes arising under this Agreement shall be resolved in accordance with the Residential Tenancies Act applicable in the state or territory of the premises, including mediation or tribunal.

#### **Clause 15 – Governing Law**

This Agreement is governed by and shall be construed in accordance with the laws of the Commonwealth of Australia and the state or territory where the premises are located.

**Clause 16 – Notices**

All notices under this Agreement shall be in writing and delivered by hand, post, or electronic means with confirmation of receipt to the contact addresses listed herein.

**Clause 17 – Entire Agreement**

This Agreement constitutes the entire understanding between the Parties and supersedes all prior negotiations, representations, or agreements.

**Clause 18 – Severability**

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

**Clause 19 – Amendments**

Any amendment to this Agreement must be in writing and signed by both parties to be effective.

**Clause 20 – Signatures**

This Agreement may be executed in counterparts and by electronic means, each of which shall be deemed an original.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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