

Room Only Accommodation Agreement (Boarders & Lodgers)

An agreement to rent accommodation

at _____ (the premises)

made on (date) _____ 20 _____

(1) Name of occupant: _____
Family Name _____ Given Names _____

(2) Name of occupant: _____
Family Name _____ Given Names _____

Name of Accommodation Provider: _____
Family Name _____ Given Names _____

Address of landlord if not the same as above at 'the premises': _____

Accommodation providers contact phone number: _____

The Accommodation Provider Agrees To:

- Pay rates, taxes, telephone rental and maintenance (if the home owner)
- Provide and maintain the premises in good order and condition

Allow the occupant access to and use of the bedroom (as inspected) and: (✓ applicable)

- | | |
|---|--|
| <input type="checkbox"/> Kitchen | <input type="checkbox"/> Family Room |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> Bathroom/toilet |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Pool/Garden |
| <input type="checkbox"/> Other (describe) _____ | |

Provide the following additional services at no extra charge: (tick if applicable)

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Breakfast | <input type="checkbox"/> Lunch |
| <input type="checkbox"/> Dinner | <input type="checkbox"/> Ironing |
| <input type="checkbox"/> Laundry | <input type="checkbox"/> Cleaning |
| <input type="checkbox"/> Other (describe) _____ | |

Allow the occupant:

- Privacy and unconditional access to the room and described facilities.

Provide: (✓ appropriate)

- Room key N° of keys: _____ House key N° of keys: _

The Occupant (named above) Agrees To Pay:

- Security deposit of \$ _____ on _____ (date) (To be no more than 4 weeks rent)
- Board of \$ _____ / week commencing on _____ (date) and each (week/fortnight) thereafter. (No more than 2 weeks in advance)
- The cost of telephone calls made by the occupant (if appropriate)
- Gas, electricity and water charges if renting room only (normally inclusive in full board arrangements). _____% of the account; **or** \$ _____ per week.

The occupant also agrees to:

- Abide by the terms of this agreement until (date agreement ceases) _____ unless it is broken earlier by a minimum of 2 weeks notice by either party.
- Respect the rights of the accommodation provider by:
 - Not damaging the room or the premises
 - Using the room for personal use only
 - Maintaining own bedroom in a reasonably clean and orderly state
 - Paying board on time

The Accommodation Provider and occupant each agree:

1. A property inspection report on the premises shall be compiled by the accommodation provider at the beginning of the occupation and signed by both parties.
2. To inspect the premises on the day that the occupant vacates.
3. To provide a minimum of 2 weeks notice for vacating the property.
4. The security deposit will be placed into an authorised financial institution. The deposit shall be returned at the end of this agreement, less any agreed costs for any due rent/damages/bills.
5. Permission will be obtained before entering rooms designated for the exclusive use of the accommodation provider or occupant.
6. The premises and the property of other housemates will be treated with appropriate care.
7. Illegal, unlawful or unsociable activities will not be undertaken on the premises.
8. All common areas will be kept in a reasonably clean and orderly state.
9. Excessive noise and other disturbances will not be created.
10. All difficulties in the house will be openly discussed to try and reach a mutually satisfactory resolution.
11. To abide by any other conditions as attached. (Signed and dated by all parties).

Signatures:

Occupant (1) _____ Date _____

Occupant (2) _____ Date _____

Accommodation Provider _____ Date _____

**Any unresolvable dispute should be referred to:
The Department of Commerce, Consumer Protection**
219 St. Georges Terrace
PERTH WA 6000

Consumer Protection Advice Line: 1300 304 054 (cost of a local call)
Email: consumer@commerce.wa.gov.au
Web: www.commerce.wa.gov.au

A copy of the agreement must be provided to all signatories.