

## ROOMING HOUSE AGREEMENT (NEW SOUTH WALES)

THIS AGREEMENT made effective as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BETWEEN:

[NAME OF LANDLORD]  
[address]  
(the "Landlord")

- and -

[NAME OF TENANT]  
[address]  
(the "Tenant")

### 1. Rented Premises

Landlord hereby rents to Tenant and Tenant hereby rents from Landlord a [furnished / unfurnished] room designated as Room No. ## (the "Room"), located in the premises situated at [insert full address of rooming house] (the "Premises"), subject to the terms and conditions hereinafter set forth.

### 2. Term

This Agreement shall commence on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ ("Commencement Date") and expire on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ ("Expiry Date"), subject to earlier termination or cancellation.

### 3. Rent and Other Charges

- (a) The Tenant agrees to pay rental payments of \$###.## per [week/fortnight/month] on the \_\_\_\_ day of each [week/second week/month], with the first rental payment to be paid on the Commencement Date.
- (b) All telephone toll charges for calls made by the Tenant shall be paid for by the Tenant.
- (c) The Tenant will be required to pay for the following at the rates set out below:
  - (i) rates and charges for water supply at the rate of \$###.## per \_\_\_\_\_;
  - (ii) electricity at the rate of \$###.## per \_\_\_\_\_;
  - (iii) gas at the rate of \$###.## per \_\_\_\_\_;
  - (iv) meals at the rate of \$###.## per \_\_\_\_\_;
  - (v) other: [describe].

### 4. House Rules

The Tenant will abide by the House Rules. A copy of the House Rules shall be displayed in a prominent place in the Premises at all times. Upon request, the Landlord will provide a copy of the House Rules to the Tenant. The House Rules shall not conflict with any applicable law, and the code of conduct set out therein is not harsh or unconscionable, and is not made for a purpose other than enhancing and protecting the health and safety of persons and property. The Tenant will be provided with seven (7) days notice of any change to the House Rules.

THIS IS A 2-PAGE AGREEMENT.