

ROOMING HOUSE AGREEMENT (WESTERN AUSTRALIA)

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.