



[www.studentstayaustralia.com](http://www.studentstayaustralia.com)

## Terms and Conditions

### Your further steps after you arrived:

Please come to our office (Suite 604b, Level 6, 32 York Street, Sydney NSW 2000) and sign our Rental Agreement on the first business day after your arrival to our house.

### Conditions of your Rental Agreement:

The contract between STUDENTSTAY AUSTRALIA and you will be a continuous agreement, which means it will **not** expire unless you let us know your leaving date with 2 week notice, even within the booking period. If you don't give us notice we take your stay for granted.

### When you sign our agreement, you agree:

- To pay rent on time, weekly in advance. Late payment will result in an immediate late fee of 10 AUD per day. If the Tenant is 7 days arrears of rent (including any surcharge if applicable), an eviction notice might be issued without prior warning.
- To stay the minimum period of time as specified in the rental agreement.
- To give 2 weeks notice IN WRITING of contract termination to the Landlord before leaving the premises after the initial lease period (see minimum stay) has expired or no more than 2 weeks before the date of expiry. Bond will be reduced accordingly if shorter notice is given.
- To undertake to compensate for the damages caused by carelessness or improper uses, that is the costs of their restoration.
- To keep the place clean and tidy.
- To entitle the Landlord to inspect rooms at any reasonable time with 1 hour notice to the Tenant and obtaining consent, unless in case of emergency, when the Landlord is entitled to enter the Tenant's room without notice.
- To entitle the Landlord to inspect rooms at any reasonable time with 10 minutes notice to the Tenant for maintenance and checking the readiness of the room if a new roommate expected.
- Notify the Landlord as soon as possible of any damage to the premises. The Tenant is liable for repair cost if any furniture, wall or fixtures are damaged during the tenancy, therefore the Tenant is not allowed to alter the property (furniture, wall, fixtures...) in any way. Sticking hooks, pictures, notes, drilling, etc... on walls, furniture is forbidden. Tenants in shared rooms are jointly liable.
- Not to connect any additional utilities (such as telephone, internet, pay-TV service, etc...) without the Landlord's consent.
- When the agreement ends, to leave the premises by no later than 11am with the Tenant's room cleaned, his/her bed linen washed and the all the keys have to be left inside the Tenant's room. Otherwise the Tenant's bond will be reduced accordingly.
- No bicycles or other vehicles allowed in the house or in your room. You MUST keep your vehicles outside of the house.
- To pay 25 AUD if the Tenant lose his key.
- To pay the weekly 0.50 AUD cleaning material surcharge per person once in 4 weeks (2AUD / person / 4 weeks)

**Suit 604b, Level 6, 32 York Street, Sydney NSW 2000**  
**e-mail: [info@studentstayaustralia.com](mailto:info@studentstayaustralia.com), Mobile: 0426 88 77 66**

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- To pay the heating surcharge between 1 of September and 31 of May if a heater is required (13 AUD/single room/week, 8 AUD/person/shared room/week)
- Not to use or store any additional electric or gas operated equipment (such as fans, heaters, television set, etc...) in the premises without prior consent from the Landlord. Non-compliance may result in contract termination. Any unauthorized equipment will be removed immediately and placed in storage.
- Not to conduct any private business in the premises unless obtaining prior consent from the Landlord.
- Not to sublet the rented property to any third party without the Landlord's consent.
- Not to allow any third party persons to stay in the room or house overnight without prior consent of the Landlord. Non-compliance may result in contract termination.
- Not to consume or possess any illicit drugs in the premises. Non-compliance will result in contract termination and offenders will be reported to Australian police.
- To receive 2 written warning notices in case of non-compliance with the terms of this contract or the house ruler before a final 48hours eviction notice would be issued, unless otherwise stated in the contract.
- To receive an immediate termination and eviction from the premises without prior notice if the Tenant's behaviour presents serious threat to the personal safety of any individual, or the Tenant maliciously inflicts serious damage to the premises or the property of housemates
- To move with a 7days notice time into another room on equal price and value within the same house.
- To cooperate with house rules.

**The Landlord agrees:**

- To meet all reasonable requests from the Tenant's part with appropriate consideration
- To provide 2 weeks notice before asking the Tenant to vacate the premises, except in case the lease contract has been terminated for non-compliance
- To return all bond by electronic transfer to the Tenant's nominated bank account within 3 working days excluding any amount deducted for loss, damage or money owed by the Tenant
- Pay all other bills such as: electricity, gas, water usage, internet etc.

**HOUSE RULES**

**General rules**

- This is a quiet residential area, so please minimize the noise. No parties are permitted at all (including all in- and outdoor activities) and you have to keep quite after 9pm. Any noise complaints from the neighbours or housemates will be considered as serious non-compliance with house rules. The party or loud activities are checked randomly anytime.
- Smoking is not permitted inside the house or inside your room. If you are a smoker you are allowed to smoke in the backyard but you must dispose the cigarette stub and ashes safely in the rubbish bin each time.
- You are not forbidden to drink alcohol, but antisocial behaviour and/or any damages caused that are related to intoxication will be considered as serious non-compliance with house rules.

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- Offensive and bullying behaviour will not be tolerated in any circumstances. Any justified complaint on such behaviour from housemates will be considered as serious non-compliance with house rules.
- You must pay attention to the cleaning roster and you must keep your immediate environment clean and tidy, no uncovered food and drink is to be left in your room/kitchen/fridge for an extended period of time. You also have to look after communal areas according to the weekly cleaning roster. Penalties apply for non-compliance: 20-50AUD / week / person surcharge during the period concerned. Repeated non-compliance and complaints from housemates might lead to eviction from the property.
- You can welcome guests, but they have to leave the house until 8pm the latest and a sleepover is strictly forbidden unless prior consent has been obtained from the Landlord, and incurs a surcharge of 30 AUD/person/night. Tenant/s breaching this rule will receive an immediate non-discretionary eviction notice, and must leave the property within 24 hours.
- You are not allowed to keep any animals
- In case you are locked out at the first time on a weekday between 9 a.m. and 4 p.m., you do not have to pay. The second time you have to pay \$30 fine, between 4. p.m. and 9 p.m. \$40. Between 9 p.m. and 9 a.m. and on weekends you have to pay \$50, it does not matter, whether if it was the first time or not. The fee has to be paid in cash, or will be taken out of your bond.
- You must keep all of your personal belongings in your room / cabinet. If you leave any personal belonging outside, we may consider as rubbish, and may be disposed without warning. Anything lost or stolen is your own risk and responsibility.
- If you see or know of other tenants breaking the house rules, you are responsible for report it immediately on [help@studentstayaustralia.com](mailto:help@studentstayaustralia.com), or +61406887766.

#### **Kitchen rules**

- It's your responsibility to take out the rubbish bin on every Bin Day and to take it back the following day.
- To pay attention on selective rubbish collection and use coloured bins according to instruction and to press all the recycling trash (plastic, paper, metal, cardboard) before disposal. It is your responsibility that only pressed rubbish will be thrown away in the appropriate bins.
- To leave the kitchen clean after cooking (kitchen bench, table, oven, cooktop wiped).
- To wash all the dishes immediately after usage.
- Not to leave fresh food for extended periods in the cupboards or on the fridge.
- To use only the space in the cupboard / fridge as assigned to you. Any food / item which is stored in cabinet/shelf which is not assigned to your room, will be disposed without a warning.
- To keep the fridge clean and dispose any spoiled food.
- To use the kitchen between 10pm-6am only when it is necessary.
- Plastic bags **MUST NOT** be collected. You have to place them to the bin.

#### **Bathroom rules**

- To open the window after having shower and make sure the shower curtain dries again to avoid mold.
- To mop the floor after having shower. To leave the shower, tub and toilet clean and hygienic behind after use. To wipe the tiles, clean the fugue, mirror, bathtub, basin and shower.
- If you don't follow any rule, fines apply.

#### **Response times**

*As Soon As Possible cases:*

- Serious electricity problems in the house
- Hot/cold water issues
- Gas issues
- Dangerous cases like dangerous behaviour of the tenants
- Fire
- Lockout

*Not serious issues (2 working days report time):*

- Internet connection issues
- minor electricity issues (like broken bedside lamp)
- Furniture issues (broken furniture, new/extra furniture requests)
- The Tenant agrees that, some issues can belong to third party provider (like internet provider, electricity provider etc.) and the Landlord can't fix the issue from his side and the Landlord can not take responsibility for the response time of third party providers in case of utilities emergency.

#### **Moving out procedure**

- You must leave the room clean and tidy: floor needs to be vacuumed/mopped (as applicable), furniture have to be dusted. Wipe them inside and outside with a wet rag or wipes, and use a multipurpose cleaner liquid. Fines may apply.
- WASH your bed sheets on your last day morning, and when dried, put it to your bed. When those are still wet when you leave the house, just leave them on the dryer. Fines may apply.
- You must not leave any rubbish or personal items in the room or in the communal areas. We are NOT responsible for any personal items after you left your house.
- You must take out all your food from the fridge and your cupboard in the kitchen. After that, wipe out your shelves in the cupboard, and in the fridge with a wet rag or wipes, and use multipurpose cleaner liquid. Make sure, your places are completely emptied, do not leave anything inside the cupboard, or fridge, if we find anything there we will consider as rubbish. Fines may apply.
- You must have cleaned the area of the house assigned to you (according to the cleaning roster)
- The keys must be left inside the room.
- We will check your room and areas in the kitchen after you moved out in 72 hours. If you followed our points, and we found everything fine, we will send your remaining bond back completely.
- If you have skipped some steps, we can deduct your bond.
- If you want your bond back in cash, the surcharge is \$20, which will be deducted from your bond.

***The Landlord keep the right to change the rules.***

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