

Residential Tenancy Agreement

The party named in Item 1 of the Schedule (Landlord)
The party named in Item 2 of the Schedule (Tenant)

Contents	Pages
1 Definitions	2
2 Interpretation	2
3 Rent	3
4 Tenant's obligations	3
5 Landlord's covenants	4
6 Security Bond	4
7 Assignment and subletting	4
8 Landlord's right of entry	4
9 Termination	4
10 Insurance	5
11 Release	5
12 Indemnity	5
13 Excluded Areas	5
14 Exclusive Areas	5
15 Common Area	5
16 Fixtures, fitting, alterations and additions	5
17 Rent Review	5
18 Holding over	5
19 Amendment	5
20 Entire Agreement	5
21 Counterparts	5
22 Governing law	5
23 Costs	5
24 Residential Tenancies Act	5
25 Special conditions	5
Schedule	6
Execution	6
Annexure A – Student Rooms House Rules	7-10

Introduction

The Tenant agrees to rent from the Landlord the Premises, on a non-exclusive basis, and in accordance with terms and conditions of this agreement.

Operative clauses

1. Definitions

In this agreement:

Act means the *Residential Tenancies Act 1995* (SA);

agreement means this agreement including the Schedule and any Annexure;

Annexure mean an annexure to this agreement;

Business Day means any day except a Saturday or a Sunday or other public holiday in Adelaide;

Common Areas means those portions of the Premises dedicated by the Landlord from time to time for common use by the Tenant together with other tenants of the Premises including the driveway, entrance, hallways, garden, laundry, kitchen and dining area, general living areas, bathrooms and toilets being the areas marked 'Common Area' the Plan;

Excluded Areas means those portions of the Premises that the Tenant is excluded from occupying or entering without the consent of the Landlord and the other tenants of the Premises, being the areas marked "Excluded area" on the Plan;

Exclusive Areas means those portions of the Premises that the Tenant has the exclusive right to occupy, being the area marked "Exclusive area" on the Plan;

Housemate Information Sheet means the information sheet set out in Annexure B;

Inspection Sheet means the inspection sheet set out in Annexure E;

Outgoings means the outgoings specified in Item 8 of the Schedule;

Permitted Use means for the purpose of residence;

Plan means the plan contained in Annexure D;

Premises means the premises specified in item 3 of the Schedule;

Regulations mean the regulations pursuant to the Act;

Rent means the amount payable by the Tenant at the commencement of the Term as specified in Item 5 of the Schedule and as varied pursuant to this agreement;

Rules means the rules set out in Annexure A and as amended by the Landlord from time to time;

Schedule means the schedule to this agreement;

Security Bond means the funds to be provided by the Tenant as security for the performance of its obligations under this agreement in the amount specified in Item 6 of the Schedule and as varied pursuant to this agreement.

Term means the term specified in Item 4 of the Schedule.

2. Interpretation

In this agreement, unless the context otherwise requires:

- a. the Introduction is correct;
- b. headings do not affect interpretation;
- c. singular includes plural and plural includes singular;
- d. words of one gender include any gender;
- e. reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;
- f. reference to a party includes that party's personal representatives, successors and permitted assigns;
- g. reference to a thing (including a right) includes a part of that thing;
- h. reference to two or more persons means each of them individually and any two or more of them jointly;
- i. if a party comprises two or more persons:
 - i. reference to a party means each of the persons individually and any two or more of them jointly;
 - ii. a promise by that party binds each of them individually and all of them jointly;
 - iii. a right given to that party is given to each of them individually;
 - iv. a representation, warranty or undertaking by that party is made by each of them individually;

- v. a provision must not be construed against a party only because that party prepared it;
- j. a provision must not be construed against a party only because that party prepared it;
- k. a provision must be read down to the extent necessary to be valid. If it cannot be read down to that extent, it must be severed;
- l. if a thing is to be done on a day which is not a Business Day, it must be done on the Business Day before that day;
- m. another grammatical form of a defined expression has a corresponding meaning.

3. Rent

- a. The Tenant must pay the Rent to the Landlord at the time specified in the Schedule.
- b. The Tenant agrees to pay the Rent to the Landlord as directed by the Landlord.
- c. The Tenant has read, understood and agrees to the terms of the direct debit arrangement set out Annexure B – Ezidebit Direct Debit Authorisation form and authorises the Landlord to arrange for funds to be debited from the Tenant's nominated financial institution in accordance with the completed direct debit form for the payment of Outgoings within seven days of the Landlord issuing an invoice to the Tenant.

4. Tenant's obligations

- a. The Tenant covenants with the Landlord that it:
 - i. will, prior to occupying the Premises, complete and provide to the Landlord a copy of the completed Housemate Information Sheet and the Inspection Sheet;
 - ii. will occupy and use the Premises for the Permitted Use only;
 - iii. will not use, allow or cause the Premises to be used for any illegal or unauthorised purpose or cause or allow any nuisance;
 - iv. will not cause, allow or permit any interference with the reasonable peace comfort or privacy of any other person who may reside in the Premises or any premises within the vicinity of the Premises;
 - v. will not mark, paint, drill or deface any part of the Premises;
 - vi. will at all times keep the Premises in good clean and tidy condition including the Common Areas in conjunction with the other tenants of the Premises;

- vii. will at all times keep the Premises free of insects, rodents, vermin, white ants and other pests;
 - viii. will immediately notify the Landlord of any damage or disrepair to the Premises;
 - ix. will make good any damage or disrepair to the Premises caused or contributed to by the act, negligence or default of the Tenant or its invitees;
 - x. will not, without the Landlord's written consent, make any alterations or additions to the Premises;
 - xi. will not, without the Landlord's written consent, remove any fixture or fitting from the Premises;
 - xii. will not cause or allow any loud noise or other nuisance, disturbance or annoyance to be made in or emanate from the Premises;
 - xiii. will not, without the Landlord's written consent, affix any sign in or on the Premises;
 - xiv. will not do or permit to be done within the Premises anything which in the opinion of the Landlord may adversely affect the Premises;
 - xv. will not do or permit to be done within the Premises anything which may prejudice or invalidate any policy of insurance in respect of the Premises or which may require payment of any extra premium or expense of such insurance;
 - xvi. will pay, in conjunction with the other residents of the Premises, all fees and charges (including, but not limited to, any fees for late payment) for Outgoings in respect of the Premises within seven (7) days of receipt of a notice of payment, which is to be divided equally and charged on a pro-rata per-person/days-occupied basis. In the event of 2 people sharing a room in twin occupancy rooms, each person has an equal share of the total charges.
 - xvii. will pay, in conjunction with the other residents of the Premises, all rates and charges for water supplied to the Premises in excess of 70KL for each three month period, which is to be divided equally and charged on a pro-rata per-person/days-occupied basis. In the event of 2 people sharing a room in twin occupancy rooms, each person has an equal share of the total charges.
 - xviii. will, at all times, comply with the Rules.
- b. Notwithstanding anything contained in this clause, the Tenant shall have no obligations in relation to the Excluded Areas unless the Tenant occupies or enters into without the consent of the Landlord and the other tenants of the Premises such areas, in which case the covenants in clause 4 section a shall apply

5. Landlord's covenants

fourteen (14) days prior written notice;

The Landlord covenants with the Tenant to:

- a. provide the Premises in a reasonable state of cleanliness and maintain the Premises in a reasonable state of repair (subject to fair wear and tear) and the acts and omissions of the Tenant and any other residents of the Premises and their respective invitees;
- b. if the Tenant is not in default of its obligations under this agreement allow the Tenant to peacefully and quietly occupy the Premises;
- c. pay all statutory rates, taxes and charges imposed in respect of the Premises including the payment of all rates and charges for water supply up to a maximum amount of 70KL for each three month period provided that the Tenant shall pay, in conjunction with the other residents of the Premises, all rates and charges for water supply in excess of 70KL for each three month period.;
- d. affect any necessary maintenance and repair in respect of the Premises which are not the responsibility of the Tenant;
- e. provide any locks and other devices necessary to ensure the Premises are reasonably secure provided that the Tenant shall not remove a lock or any other security device without the consent of the Landlord.
- b. in the case of an emergency immediately;
- c. for the purpose of collecting the Rent at a time previously agreed with the Tenant provided that such time is not more than once every week;
- d. for the purpose of inspecting the Premises at a time previously agreed with the Tenant provided that such time is not more than four (4) times in a year;
- e. for the purpose of carrying out necessary repairs and maintenance to the Premises at any reasonable time provided the Tenant is given at least 48 hours' written notice;
- f. for the purpose of showing the Premises to prospective tenants at any reasonable hour and on a reasonable number of occasions during the period of 28 days prior to the end of the Term after giving the Tenant reasonable notice;
- g. for the purpose of showing the Premises to prospective purchasers at any reasonable hour and on a reasonable number of occasions after giving the Tenant four (4) days' notice for scheduled opens and 24 hours' notice for inspections by appointment;
- h. at any time with the consent of the Tenant given at or immediately before the time of entry.

6. Security bond

The Tenant will pay the Security Bond on the execution of this agreement. The Landlord may request an increase in the Security Bond in accordance with the Act. The landlord reserves the right to increase the security bond to six weeks' rent if the rent exceeds \$250.00 per week at the commencement of any new tenancy agreement and or upon renegotiation of the existing tenancy agreement

7. Assignment and subletting

- a. The Tenant must not assign its interest under this agreement or sublet the Premises without the written consent of the Landlord.
- b. The Landlord must not unreasonably withhold its consent to any assignment or subletting of the Premises.
- c. The Landlord may charge to the Tenant the Landlord's reasonable expenses of processing any application to consent to any assignment or subletting of the Premises.

8. Landlord's right of entry

Subject to the Act, the Landlord may enter the Premises in the following circumstances:

- a. for any purpose at any reasonable hour provided the Landlord gives the Tenant not less than seven (7) days and not more than

9. Termination

- a. If the Tenant is in breach of this Agreement, the Landlord may give the Tenant written notice (in the form required by the Act and the Regulations) specifying the nature of the breach and informing the Tenant that if the breach is not remedied within seven (7) days then this agreement will be terminated and the Tenant shall give up possession of the Premises on or before the day specified in the notice (provided that such period is at least seven (7) days after the final date allowed for the tenants to remedy the breach).
- b. The Landlord may terminate this agreement by notice in writing to the Tenant (in the form required by the Act and the Regulations) on the grounds of non-payment of the Rent provided that the Rent (or any part of the Rent) has remained unpaid in breach of this agreement for not less than fourteen (14) days before the notice was given.
- c. Either the Landlord or the Tenant may terminate this agreement in accordance with the Act.
- d. If the Tenant vacates the Premises before the end of the Term without the approval of the Landlord and the Landlord relets the Premises, the Tenant shall pay the Landlord's reasonable reletting costs including all advertising, letting fees and all out of pocket expenses together with the Rent due and payable to the date on which the Landlord relets the Exclusive Areas and shall not preclude the Landlord from recovering from the Tenant any loss or damage suffered by the Landlord as a result of reletting the Exclusive Areas to a subsequent tenant at a

rental less than that which would have been payable by the Tenant for the unexpired residue of the Term.

10. Insurance

The Tenant shall affect and maintain during the Term a policy of insurance to insure all of the Tenant's property against loss or damage by any cause including burglary and consequential loss and for their full replacement value

11. Release

The Tenant releases, to the fullest extent permitted by the law, the Landlord from every claim or demand which may result from any accident, damage or injury occurring on the Premises. The Landlord shall not be released from liability to the extent that the accident, damage or injury is caused by the negligence or wilful acts of the Landlord.

12. Indemnity

The Tenant shall indemnify at all times the Landlord against all costs, losses, damages or actions incurred by or brought against the Landlord directly or indirectly arising from any action or non-action whatsoever on the part of the Tenant or any of the Tenant's invitees. This indemnity survives the expiration or termination of this agreement.

13. Excluded Areas

The Tenant acknowledges and agrees that it is not permitted to occupy the Excluded Areas without the consent of the Landlord and the tenants or other persons occupying the Premises that have the exclusive right to occupy that area.

14. Exclusive Areas

Subject to clause 8 of this agreement, the Tenant shall have the exclusive right to occupy the Exclusive Areas. Notwithstanding anything contained in this agreement, the Tenant releases the Landlord from any costs, losses or damages incurred by the Tenant in relation to the Exclusive Areas unless such costs, losses or damages are caused by the negligence or wilful acts of the Landlord.

15. Common areas

Subject to clause 8 of this agreement, the Tenant shall have the right to access and use the Common Areas in conjunction with the other tenants of the Premises.

16. Fixtures, fittings, alterations and additions

- a. The Tenant shall notify the Landlord of any damage caused to the Premises arising directly or indirectly from the removal of any fixtures or fittings or the Tenant carrying out any alterations or additions. The Tenant shall be liable for the costs of repairing such damage. If the Tenant does not repair such damage within a reasonable period of time, the Landlord may, at its discretion, repair the damage and charge the Tenant the reasonable cost of repairing such damage.
- b. The Tenant may only remove any fixtures or fittings or make any alteration or addition to the Premises if it has first obtained the consent of the Landlord in writing.

17. Rent Review

On the anniversary of the commencement date of the Term the Rent shall be reviewed in the manner specified in Item 7 of the Schedule.

18. Holding Over

With the approval of the Landlord, the Tenant may remain in occupation of the Premises at the end of the Term. In the absence of any express written agreement to the contrary, the Tenant shall be deemed to be a tenant from month to month of the Premises and this agreement may be cancelled by either party upon giving not less than one (1) month's written notice to the other. During any period of holding over the terms and conditions applying under this agreement shall continue to apply and the calendar monthly rental shall be equal to one-twelfth of the Rent payable during the last year of the Term increased by the same amount as set out in Item 7 of the Schedule.

19. Amendment

This agreement may only be amended in writing signed by the parties.

20. Entire Agreement

This agreement records the entire agreement between the parties about its subject matter. The parties exclude all terms implied by law, where possible. Neither party has given any warranty or made any representation to the other party about the subject matter of this agreement, other than those warranties and representations appearing in this agreement.

21. Counterparts

This agreement may be executed in any number of counterparts. A counterpart may be a facsimile. Together all counterparts make up one document. If this agreement is executed in counterparts, it takes effect when each party has received the counterpart executed by each other party, or would be deemed to have received it if a notice

22. Governing law

This agreement shall be construed according to the laws of South Australia by the parties to submit themselves to the jurisdiction of the courts of that state and any competent appellate courts.

23. Costs

The Landlord shall pay for the costs of preparing this agreement. Each party shall bear their own costs of reviewing, negotiating and executing this agreement.

24. Residential Tenancies Act

This agreement is subject to the Act and the Regulations. Any provision of this agreement that is inconsistent with the Act and/or the Regulations or purports to exclude, modify or restrict the operation of the Act and/or the Regulations (unless such inconsistency, exclusion, modification or restriction is expressly permitted under the Act and/or the Regulations) shall be read down to the extent that it is inconsistent with the Act and/or the Regulations or purports to exclude, modify or restrict the operation of the Act and/or the Regulations.

25. Special conditions

The Special Conditions (if any) contained in Item 9 of the Schedule shall form part of this agreement and if inconsistent with any other provision of this agreement shall prevail.

Annexure A – House Rules

Please follow these simple rules to ensure the safety, comfort, wellbeing and enjoyment of everyone in the house.

IMPORTANT: Failure to abide by these rules could

will result in a warning and/or subsequent immediate termination of your lease agreement.

Moving In

- Keys must be collected from the Student Rooms office during the hours of 9 am – 5 pm Monday to Friday when moving in.
- Housemates will receive an explanation of how the SR 24/7 housemate maintenance reporting program is used upon collecting their keys. This serves as a tutorial on how to report future requests.

NO SMOKING

- No smoking anywhere inside the house and do not leave cigarette butts outside or on the ground. Butt out and put them in a bin. When smoking outside the house, be considerate of smoke blowing into the premises. Discarded cigarette butts in the yard will need to be cleaned. All reasonable cleaning costs will be documented based on objective criteria and the cost will be passed on to you

IMPORTANT: if your room smells of smoke or is dirty as a result of smoking it will need to be cleaned. All reasonable cleaning costs will be documented based on objective criteria and the cost will be passed on to you – it's not cheap to repaint and re-carpet a room!!

NOISE LEVELS

- Keep noise (TV / Stereo) to a **moderate** level at **ALL** times – especially between the hours of 9pm and 7am.
- Be respectful your housemates and to the neighbours by keeping any noise outside to a minimum – especially between the hours of 7pm and 8am. Neighbour complaints are taken seriously and will be investigated.
- Please be quiet when entering and exiting the house late at night.

KEEP THE HOUSE CLEAN

- Please clean (vacuum and dust) your room at least once a month and empty the vacuum after each use.
 - Everyone is responsible for keeping the common areas clean and tidy (i.e. bathroom/toilet/laundry/kitchen/lounge/outside areas.) Do not leave empty bottles, food or rubbish around - put junk mail / newspapers in the bin. Outdoors is not the cleaners responsibility!
 - Dishes/Pots/Pans, etc. should be washed, dried and put away **immediately** after cooking and eating. The cleaner will not do your dishes!
 - Please clean the bench and stove top each time after you have finished cooking, so it is clean for your housemates,
 - Food preparation – cutting/chopping food must be done only on the chopping boards provided – **Do Not** chop food directly on benches or on the kitchen sink.
 - Keep food preparation time to a minimum so others can use the kitchen.
 - Keep the property clear of rubbish – empty the rubbish bins inside the house regularly and ensure the wheelie bins are placed on the curb (the night before) for collection on the appropriate day (follow the lead of the neighbours or see council websites for exact day.
 - place household/general rubbish in the RED LID (PURPLE or BLUE for some Councils) bin, place all recyclable materials in the YELLOW LID, all green/garden waste in the GREEN LID bin and all recyclable items with a 10c deposit (please check the label) in the BLUE barrel.
- | | | |
|--------------------|-------|--------------------|
| <i>RUBBISH</i> | _____ | <i>Weekly</i> |
| <i>RECYCLE</i> | _____ | <i>Fortnightly</i> |
| <i>GREEN WASTE</i> | _____ | <i>Fortnightly</i> |
- Excessively messy housemates will be charged for any additional professional cleaning required.
 - Keep all drains clear – do not intentionally nor negligently do anything that will interfere with the

proper operation of any plumbing or drainage system on the property. This includes pouring oil and grease down the sinks. The tenant(s) responsible, or house as a whole if ownership isn't reached, will be billed with plumber/tradesperson charges for any items causing toilet or drain blockage.

IMPORTANT: Toilet paper is the only item to be flushed down a toilet. Do not intentionally or unintentionally flush **anything else** (including but not limited to; paper towels, tampons, pads or other sanitary items) down the toilet. The tenant(s) responsible, or house as a whole if ownership isn't reached, will be billed with plumber/tradesperson charges for any items causing toilet or drain blockage.

SAVE THE ENVIRONMENT

- Make sure all electrical items e.g. TV, Fans, Lights, Heaters, etc. are turned off when not in use.
- Any Student Rooms properties that use solar panels are purely for environmental purposes and is for the benefit of a positive carbon footprint. Student Rooms will receive any rebate, feed-in tariff, solar consumption, and/or similar to cover it's costs of providing and maintaining the solar panels.
- Any rooms with a personal air conditioning only to be used for a maximum of 4 hours per day to avoid excessive electricity use.
- **REMINDER:** Electricity is not included with your rent so try to use it as economically / efficiently as possible. All housemates are required to pay for electricity usage for every day they are renting a room, regardless of if they are staying there or not.

HOUSE CARE

- For any repairs, maintenance, housemate or administrative issues, please notify us immediately via <http://studentrooms.com.au/sr247>.
- Housemates are required to submit all requests and questions through the SR 24/7 system and will receive an induction on how to use SR24/7.
- In the event there is an emergency at the house (i.e., burst water pipe) and the Student Rooms office is closed, please submit a ticket through SR 24/7 before calling the Student Rooms office

on 7070 2560. Follow the prompts and you will be able to leave a voicemail that will be forwarded to the phone of the on-call staff member.

- For any emergency requiring police, fire or ambulance, your first call should be to 000.
- Any damage to the house and/or to Student Rooms' furnishings will be paid for by the responsible housemate. If damage is done to a shared/common item (e.g. kitchen bench or lounge suite) the cost of repair or rectification will be shared equally among all housemates
- All personal items and belongings must be kept in your bedroom. It is your responsibility to ensure the security of your personal items and belongings. Student Rooms are not liable for any loss or damage to personal items and belongings.
- **Do not** place hot objects directly on to benches or on the kitchen sink.
- Please take care of all house furnishings belonging to others and to Student Rooms.
- Bikes must be kept outside in garage area/undercover area only – **do not** store your bike inside the house.
- Ironing must **only** be done in the laundry area on the supplied ironing board. **Do not** iron in the rooms, on the carpets or beds, or on benches.
- Take care opening and closing all curtains and blinds.
- Don't install any picture hooks (3M tab removable hooks accepted). Sticky-tape, pins, blue-tac, etc. are not permitted on the walls or doors.
- No pets or animals allowed on the property (except guide/service animals) at any time without the express written consent of the Landlord, which will not be unreasonably withheld, so long as there is clear evidence the pet will not impact any current **or future** tenants, nor pet will be required to traverse through any common areas, nor any smells, odours, hairs or the like will spread through any part of the property whatsoever. The Tenant acknowledges and agrees that in a shared environment even the slightest odour, smell, trace of an animal

may impact other current or future tenants of the shared locations of the leased property.

- No cooking allowed in the bedrooms.
- No equipment or furniture to be added or removed from the house or any Tenants bedroom without our prior consent.
- Please keep all unused food properly sealed so you don't encourage pests such as mice and ants in the house. Make sure to clean the floor of any spilt food waste immediately at all times.
- Use the kitchen, shower and common areas fairly (e.g. 5 minutes in the shower each).
- Consumables, such as food, toilet paper, washing powder/liquid etc, are to be purchased by housemates and are not provided by Student Rooms. Housemates may opt to do this as an individual or in a group basis which is to be discussed and agreed upon with other housemates upon moving in.
- Electricity is to be paid on a 'per person, per day while on contract' basis (at cost, pro rata). An invoice will be sent to each housemate along with a copy of the supplier's original statement, on a quarterly basis. If your departure from the house falls sometime during a bill cycle period, we will provide you with an estimated power bill based on previous statements for each day you are on contract (including breaking your lease)

IMPORTANT: Any charges associated with 'excessive' usage of Internet/Gas/Water will be passed on to housemates on a per person, per day while on contract' basis (at cost, pro rata). This will be governed by the 'Fair Use Policy

SAFETY & SECURITY

- The front/back doors and all windows **MUST** be kept locked at **ALL** times when nobody is home.
- Be friendly and enjoy each other's company but respect the privacy of other people's rooms – **DO NOT ENTER** other housemate's rooms without their permission.
- **No fan heaters** allowed whatsoever – these can very easily cause fires!
- No open flames inside or out – this includes candles, fire pits etc

INTERNET USAGE

- **Internet provision is not 100% guaranteed**, if internet access is imperative to your life we would encourage you to purchase a 3G/4G mobile internet USB stick (you can get plans for as little as \$2/3 week)
- Internet provided is **unlimited** within the guidelines determined by the Internet Service Provider. and their fair use policy. Internet is partitioned to individual housemates which means that each housemate has their own allocated network they can connect to. Housemate usage won't be affected by other housemate's internet use. Do not share your internet password with other housemates.

IMPORTANT: Excessive usage (i.e. too many downloads) will lead to restricted access to websites that are deemed to generate the highest data downloads as set by the Internet Service Provider.

RESPECTFUL INTERACTIONS

- Respect each other – be nice and understanding. Respect others' beliefs, views and opinions and communicate positively and respectfully. Listen to hear people, not just to respond.
- Inclusion – everyone is equal and valued. You are all here to experience student life in Adelaide, make it a positive experience by being inclusive and welcoming of your housemates and peers.
- Privacy – everyone is entitled to their privacy, please respect that everyone is different and behave accordingly.
- Discrimination - WILL NOT be tolerated in any form, instances of discrimination will be investigated and dealt with appropriately.
- Bullying – WILL NOT be tolerated in any form. Any instance where a person is engaging in bullying or intimidating behaviour must be reported and will be investigated accordingly and dealt with appropriately.

- Sexual Harassment – WILL NOT be tolerated in any form. Any instance where a person has been subjected to ANY FORM of sexual harassment must be reported and will be investigated accordingly and dealt with appropriately.

PARKING

- Please use any off-street parking provided fairly between all housemates.

PARKING – PARADISE RESIDENCES SPECIFIC

- Car Parking is NOT included in the rental agreement for this property. If you have a vehicle at the time of applying for a room you must notify Student Rooms and apply for a vehicle permit separately.
- If you wish to apply for a vehicle permit and carpark this comes at an extra cost and will be included on the Schedule page of your contract.
- If you wish to obtain a vehicle during your contract period at this property, the same vehicle permit application process as above applies.
- There are strict local parking restrictions in the area, as such, on street parking is prohibited.
- If you change vehicles during your contract period at this property you must notify Student Rooms immediately and advise the new vehicle registration details.

VISITORS

- Visitors must be limited to small groups of up to 3 people for short visits only (i.e. up to 2 hours for a dinner/lunch/movie etc.).
- 1 overnight visitor is permitted for a maximum stay of 2 consecutive nights only on an occasional basis only and must be accommodated in your room – the sofas in the lounge area are expressly not to be used for overnight stays. Overnight guests must not exceed an average of one night per week per housemate. Housemates who excessively breach this will be required to pay electricity equivalent to an estimate determined by Student Rooms and visitor will no longer be welcome at the property.
- Parties (i.e. more than 3 guests) are not permitted without notifying Student Rooms by lodging a request at www.studentrooms.com.au/sr247 with **at least**

72 hours' notice. You must also request permission from your co-housemates.

- Housemates are responsible for ensuring their visitors are made aware of and adhere to the house rules.

LOST KEYS

- **Lost keys will incur a replacement fee of \$50.00** and can be collected during business hours only (9am-5pm Mon-Fri) only from our office – please contact us in advance to make an appointment.
- If you are **locked out outside of business hours** you will need to arrange for a local locksmith to re-key your door (approx. \$150-\$200 overnight charge). Please phone: Adelaide Locksmiths 08 82235433 or Budget Locksmiths 81650195 or Knight Locksmiths 08 82315534
- Tip (not a house rule)! If you have locked yourself out of the house outside of business hours and are not keen to pay a locksmith to let you back in – then one option would be to stay with a friend until the Student Rooms office opens (Mon to Fri 9am to 5pm). Some housemates have done this in the past to save money if they weren't in a hurry to get back into their room.
- Keys **MUST BE returned TO THE OFFICE** on the day of your departure, or the next business day if departing on a weekend, otherwise you will be charged for a new lock (up to \$350.00). Keys left in the room will be deemed as not returned and may incur a locksmith charge to change locks. If you can't return the key yourself it's your obligation to make sure someone returns it on your behalf (preferably one of your current housemates). You may request a 'returned keys receipt' from the office upon returning your keys.
- Housemate are strictly prohibited from copying any keys

NEED SOMETHING?

1. All maintenance or administrative requests must lodged online at <http://studentrooms.com.au/sr247>.
2. Please lodge all requests via the above website if you have any questions. These requests may result in phone calls and face to face meetings but must be started with a

detailed SR 24/7 request. SR24/7 is Student Rooms emergency contact service for housemates 24 hours a day, 7 days a week. A staff member will be on call for students in the event of an emergency through the SR 24/7 service or by calling the office and being diverted through to the SR emergency service mobile. Please leave a message if this isn't answered straight away and in the event of an emergency you will be called back.

STRICTLY FORBIDDEN

The following are completely unacceptable and will lead to immediate notice to leave:

NO smoking, naked flames or burning candles (including Incense) inside

No fan heaters, however electric-oil heaters are permitted (and provided by Student Rooms, 1 heater per room).

NO illegal drug use, weapons, illegal activities or excessive drinking of alcohol

NO bullying of any kind (verbal or physical)

NO abusive or threatening language, verbal or physical violence

NO verbal or physical violence of a sexual nature.

INSURANCE

IMPORTANT: Student Rooms accepts no responsibility for lost/stolen/damaged personal belongings during your stay in the house. We encourage all tenants to take out their own personal contents insurance.

EMERGENCY CONTACT

PHONE '000' FOR POLICE, FIRE & AMBULANCE

BREAKING YOUR LEASE AGREEMENT

Your lease agreement is a formal contract and you are legally obliged to fulfil the terms of the lease. If for any reason you need to break the lease you will be required to lodge this request on SR24/7. In addition, you will be required to pay a re-letting fee & advertising fee based on CBS calculations determined at the end of your tenancy. Upon vacating, you will also be required to continue to

pay your rent until the time a new tenant commences a new tenancy or the lease terminates (whichever comes first). With this in mind it, makes sense to provide as much notice as possible should you need to break your lease. All potential replacement tenants must be suitable candidates and must meet Student Rooms eligibility criteria. Student Rooms makes the final decision on the suitability of any prospective housemate.

SECURITY BOND

If you do not comply with these Rules and subsequent breach notices are served, Student Rooms may, at its discretion and in line with criteria as set out by the governing body, terminate your agreement and require you to vacate the Premises. In such circumstances, you may forfeit part, or all, of the security bond that you have paid.

INDEMNITY

Student Rooms shall be indemnified against all actions, claims, damages, fees, expenses or losses incurred by you (or your guests and visitors) suffered or incurred by you as a result of your occupation of the Premises or the use of any furnishings provided by Student Rooms.

INSPECTIONS

Inspections are a critical component of the lease agreement, ensuring that common areas are maintained to a satisfactory standard for all residents. Should an inspection reveal that these areas do not meet the established cleanliness criteria, the responsibility for addressing the deficiencies will fall to the housemates collectively, resulting in the need for additional cleaning services. The associated costs for this extra cleaning will be evenly distributed among all housemates, emphasizing the importance of shared accountability in maintaining a clean and welcoming living environment.

FINAL DEPARTURE

- When your contract comes to an end your room must be left in exactly the same state as when you originally moved in to it **A minimum \$75 contents / damage check & cleaning fee is payable by ALL tenants for whom room cleans are required. For a substantially untidy room the cleaning fee will increase depending on the time required to clean. Ensuite rooms are \$100 - \$125 determined by level of cleaning required for ensuite.**

- If your room or other part of the house you occupied is left in a damaged / unreasonable state, we will charge you for all additional costs to return the area to the state in which you commenced your tenancy.
- Failure to return your keys will result in you being charged for new keys being cut and door locks being changed. Unless directed otherwise by SR, if key collection is required this is \$30
- If you, or a guest of yours, use or occupy a bedroom of the house (i.e. a bedroom you have not leased from Student Rooms) you will be charged a cleaning fee of \$75 and an additional fee of one weeks' rent.
- Please make sure to remove all personal belongings from the house - any items remaining after your departure will be deemed unwanted and will be disposed of after 7 days and you will be charged for costs associated with this.

ENJOY YOURSELF!!

Our main priority is that you have an enjoyable and safe stay in the house and that you are happy to call it your home.