



### 3. Term of Occupation

The Lodger's right to occupy the room begins on \_\_\_\_\_ and will continue until \_\_\_\_\_, unless terminated earlier in accordance with the Termination clause of this Agreement.

If the Parties wish to continue the arrangement beyond the stated end date, they may agree in writing to extend the term.

### 4. Lodger Fee and Payment Terms

The Lodger agrees to pay the Homeowner a lodging fee of \_\_\_\_\_ per \_\_\_\_\_.

Payment shall be made:

- On or before \_\_\_\_\_
- By \_\_\_\_\_

The lodging fee includes the Lodger's right to occupy the room and to use shared facilities as described in this Agreement.

Unless otherwise agreed in writing, the following utilities and services are included in the lodging fee:

- Electricity
- Water
- Heating
- Internet access
- Other services: \_\_\_\_\_

### 5. Security Deposit

The Lodger shall pay a security deposit of \_\_\_\_\_ to the Homeowner before moving into the Property.

The deposit is intended to cover damage to the Property beyond normal wear and tear, unpaid lodging fees and missing items provided with the accommodation. The Homeowner will return the remaining deposit within \_\_\_\_\_ days after the Lodger vacates the Property, subject to any reasonable deductions.

## **6. House Rules**

The Lodger agrees to comply with reasonable house rules established by the Homeowner for the comfort, safety, and maintenance of the Property. These rules may include provisions related to:

- Cleanliness and shared space usage
- Noise levels
- Smoking or alcohol use within the Property
- Overnight guests
- Waste disposal and recycling
- Security of the Property

The Homeowner will communicate any house rules clearly to the Lodger. Failure to follow reasonable house rules may be considered a breach of this Agreement.

## **7. Maintenance and Care of the Property**

The Lodger agrees to:

- Keep the room and shared areas clean and in good condition
- Use the Property and furnishings responsibly
- Notify the Homeowner promptly of any damage, maintenance issue, or safety concern

The Lodger must not make alterations to the Property, install fixtures, or redecorate without the Homeowner's prior written consent.

## **8. Access to the Room**

Because the room forms part of the Homeowner's residence, the Homeowner may enter the Lodger's room when reasonably necessary, including for:

- Repairs or maintenance
- Safety inspections
- Emergencies
- Showing the room to prospective future lodgers near the end of the term

Where possible, the Homeowner will give reasonable notice before entering.

## **9. Visitors and Overnight Guests**

The Lodger may receive visitors at reasonable times provided that visitors respect the house rules and other occupants. Overnight guests are permitted only with the prior consent of the Homeowner. The Lodger remains responsible for the conduct of all visitors.

## **10. Use of the Property**

The Lodger agrees that the room and shared facilities will be used solely for residential purposes.

The Lodger must not:

- Conduct business activities at the Property without the Homeowner's consent
- Use the Property for unlawful activities
- Sublet the room or allow another person to occupy it without written permission from the Homeowner

## **11. Liability for Personal Property**

The Lodger is responsible for the safety and insurance of their own personal belongings.

The Homeowner is not responsible for loss, theft, or damage to the Lodger's personal property unless caused by the Homeowner's intentional misconduct or negligence.

## **12. Termination**

Either Party may terminate this Agreement by providing [Number of Days] days written notice to the other Party.

The Homeowner may terminate the Agreement immediately if the Lodger:

- Fails to pay the lodging fee when due
- Causes significant damage to the Property
- Engages in unlawful conduct at the Property
- Repeatedly violates the house rules

Upon termination, the Lodger must:

- Vacate the room by the agreed departure date
- Return any keys provided
- Remove all personal belongings

Any property left behind after [Number] days may be disposed of or stored by the Homeowner at the Lodger's expense.

### **13. Governing Law**

This Agreement shall be governed by and interpreted in accordance with the laws of \_\_\_\_\_, without regard to conflict of law principles.

### **14. Entire Agreement**

This document represents the entire agreement between the Parties regarding the Lodger's occupation of the room at the Property.

Any changes to this Agreement must be made in writing and signed by both Parties.

By signing below, the Parties confirm that they have read and understood this Agreement and agree to its terms.

**Homeowner**

**Lodger**

**Name**

**Name**

**Date**

**Date**

**Signature**

**Signature**

\_\_\_\_\_

\_\_\_\_\_

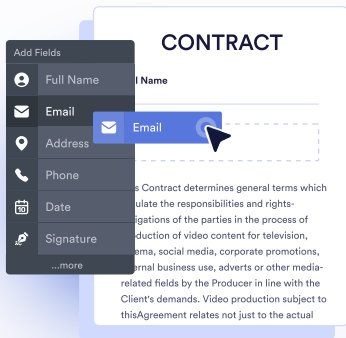


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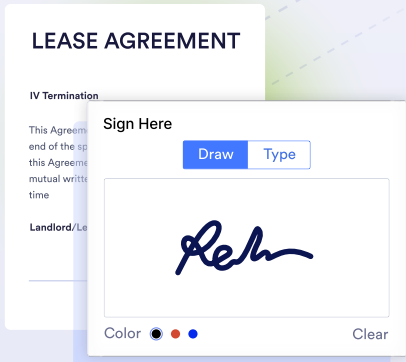
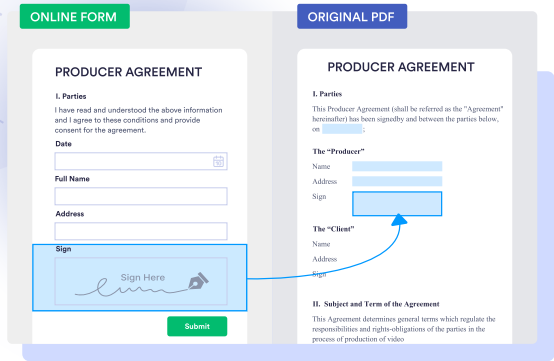
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