

# OCCUPANCY AGREEMENT : A1 HOMESTAY

45 Cunningham Street Westdale NSW 2340

## Occupant's Personal Details

Full Name of Occupant: ----- Nick Name ----- Identity Doc: -----

Nationality: ----- Sex ----- Date of Birth ----- Mobile No: ----- Email: -----

Next of Kin: Name: ----- Contact/Address: -----

Work Place: ----- Contact Person: ----- Contact No: -----

Bank Details: Account Name:----- BSB: ----- Ac No.: -----

Car Details: Make: ----- Rego No: -----Color: ----- Parking Bay No: -----

## Terms and Conditions of Occupancy at A1 Homestay

Room No.: ----- Occupation Fee: \$ ----- per week (for stay of 8 weeks & more)

Deposit/Bond Amount: \$ ----- Date of Occupation: -----Minimum Period of Stay: ----- Weeks.

Occupation Fee includes the bills for Electricity, gas, water and internet only. Occupation Fee for stay of less than Minimum Period: \$70 to \$50 per person per day. Late Payment Fee: 2 per day of delay. Termination Notice for Vacation: Minimum 14 days Notice prior to Vacation Date, to get full deposit/bond amount back. Termination & Vacation Procedure is displayed at A1 Homestay for the guidance of the Occupants.

## Terms and Conditions of Stay at A1 Homestay

Occupant shall follow the Rules and Regulation laid down by (a) Australian Government, (b) NSW Government, (c) Tamworth Regional Council, and (d) 'Terms and Conditions of A1 Homestay' and Notices as displayed on the Notice Boards/walls in common areas and in the rooms. Occupant shall read, understand and follow all the Notices at A1 Homestay, displayed in Occupant's Rooms as well as in the common areas, including at the entrances, exits and in the outdoor areas.

The Occupant must read and follow all advisory messages, verbally given as well as messages sent via text/email by the Management from time to time. Messages must be acknowledged back with replies & required information, when asked.

Occupants must complete the 'Online Induction Process' consisting of important messages sent to the occupants via text/email messages prior to their Occupation date. A written acknowledgement of having read and understood the Induction Process messages is required to be sent by a text/email message.

A1 Homestay operates on self-catering, self-cooking, self-cleaning and self-housekeeping principles and the expenses/fee for this principle is not included in the Occupation Fee. The occupant is required to maintain the common areas, facilities, items, appliances, cutlery, crockery, etc., cleaned, dried and arranged after each usage and interior waste-management on daily basis, failing which additional cleaning service charges of \$20 per week are required to be paid by each occupant for cleaning services to be carried out by the professional cleaners.

Failure to follow the above Terms and Conditions of Occupancy at A1 homestay would warrant a Termination, immediate for serious breaches, else with appropriate Termination Notice, less than or equal to 14 days, depending on the seriousness of the breach. Unacceptable behavior, conduct or discipline; and breach of A1 Homestay Rules would require an immediate Termination, without any notice period.

Occupation at A1 Homestay is illegal without this 'Occupation Agreement' signed below by both parties, the occupant and the Management.

Date of Agreement \_\_\_\_\_

Signature of Occupant having accepted the above Terms

Approval Signature by the Management, A1 Homestay