

**Termination of Occupancy Agreement & Vacation Rules
at A1 Homestay, Westdale, NSW, 2340 (02 Apr23)**

1. The Termination of Occupancy Agreement and Vacation Notice should be given at least two weeks (14 days) in advance of the planned vacation date to get the full bond/deposit amount back.
2. The Occupation Fee (rent) for stay is to be paid until the last day of stay, in advance, either before or at the start of each week.
3. If the stay has been less than 8 weeks, the Occupation Fee payable for the stay period is \$70 to \$50 per day per person for the entire stay period from first day to the last day of stay at A1 Homestay.
4. Failing to pay the Occupation Fee (rent) in advance in the "last two weeks of stay" during the vacation notice period, may result in an immediate blocking of your entry to your room and premises as well as the bond amount.
5. On the day of vacation of the room and premises, before vacation, the occupant must hand over the room and items, if borrowed, to the management.
6. Once the room is vacated and handed over, the bond amount, if there are no dues, is remitted to your account after you have vacated the premises. As per Boarding House NSW Laws, the bond amount is to be returned by the Management within 14 working days from the vacation date.
7. The bond amount can not be used as an Occupation Fee (rent).
8. Before vacation, the following spaces and areas, allotted and used by you during your stay, should be left clear of personal belongings and left vacant & clean:-
 - (a) The Bedroom: All your personal items must be taken away and the bedroom should be left clean, in a condition as it was handed over to you. All items provided by the A1 Homestay in your bedroom must be left without damage or missing.
 - (b) Storage Areas and spaces: All your personal items in the fridge, pantry, kitchen, bathroom, deck, shoe racks, and other storage areas, must be taken away. All the storage spaces allocated to you must be left empty and clean.
 - (c) Items belonging to A1 Homestay: Items belonging to A1 Homestay which are provided to you for your usage during the stay, must be left behind and returned to A1 Homestay before leaving.
 - (d) On the last of stay, the bed linen (bed sheet, pillowcases and quilt cover) used by you, is to be put to wash, dried, and handed over to the Management, or fold and leave the washed & dried bed linen on your bed.
9. If the areas and spaces allocated to you and used by you during your stay are not left "vacant and clean", \$100 may be deducted from the bond amount for the cleaners (as their wages) to do the same on your behalf.

10. The bond amount is refunded after the vacation. As per Australian Rent Laws, the bond amount is refunded not later than 14 days after the date vacation date.

11. If you have any doubts and need clarifications, please ask me by text or talk to me.

With Regards, Best wishes and thanks for staying at A1 Homestay.

*Raj Poonia,
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