



## Accommodation Agreement

<b>Date</b>	This agreement is made on the 20 May 2020
<b>Parties</b>	
1.	UniLodge Australia Pty Limited as agent for Curtin University; (Manager)
2.	{{Name_First}} {{Name_Last}}; (Resident)

In this agreement, the following commercial terms and definitions, as set out in the Schedule, apply:

### SCHEDULE

TERMS	
<b>Building</b>	{{Room_Location_Description}}
<b>Room</b>	TBC in the Building. ({{Room_Type_Description_2}})
<b>Start Date</b>	{{Contract_Date_Start}}
<b>End Date</b>	{{Contract_Date_End}}
<b>Residence Fee</b>	\${{Room_Rate_Amount}} per fortnight Payable in advance by fortnightly instalments during the Term or in one lump sum before the Start Date.
<b>Security Deposit (Only payable by students not studying at Curtin University)</b>	{{Account_Code}} (An amount equal to 4 weeks' Residence Fee paid in advance to cover any amounts which the Resident is liable to pay under this agreement, such as the cost of repairs to damage caused to the Room or its furniture, fittings or equipment, any cleaning required at the end of this agreement and any Resident Fee or other money that may be owing to the Manager.)
<b>University Student ID #</b>	
DEFINITIONS	
<b>Apartment</b>	If the Room is in an apartment, the apartment in which the Room is located.
<b>Accommodation</b>	The Room, the Apartment, the Building and the Common Areas/Facilities.
<b>Common Areas/Facilities</b>	All areas and facilities in the Building or its surrounds, designed by the Manager from time to time for the shared use of residents.
<b>Property Condition Report</b>	The property condition report prepared pursuant to clause 11.
<b>Resident Charges</b>	The charges, in addition to the Residence Fee, to be paid by the Resident, set out in Attachment 1 of this agreement.

<b>Resident Handbook</b>	<p>The Resident Handbook for the Building issued by the Manager or on its behalf and including any variations notified to the Resident.</p> <p>The Resident Handbook will also reflect the requirements of Conduct at Curtin: <a href="https://oasis.curtin.edu.au/ConductAtCurtin">https://oasis.curtin.edu.au/ConductAtCurtin</a></p>
<b>Term</b>	<p>The term of this agreement commencing on the Start Date and expiring on the End Date.</p>
<b>University</b>	<p>Curtin University, Bentley Campus</p>

SAMPLE

## Terms and conditions

### 1. Licence

- a. The Manager grants to the Resident, and the Resident accepts, a licence to use:
  - (i) the Room exclusively; and
  - (ii) the common areas and facilities in the Apartment (excluding other rooms that are licensed or may be licensed to other residents) in common with other occupants of the rooms in the Apartment,for the Term on the terms and conditions set out in this agreement.
- b. The Resident acknowledges and agrees that:
  - (i) the Resident occupies the Room as licensee and this agreement does not create in or confer on the Resident any estate or interest in the Accommodation; and
  - (ii) this agreement is not a residential tenancy agreement for the purpose of the *Residential Tenancies Act 1987 (WA)*.

### 2. Term

The Resident must not occupy the Room beyond the Term, except where the Manager has agreed to extend the Term and, on such terms, and at such further Residence Fee as determined by the Manager.

### 3. Residence Fee & additional charges

- a. The Resident must pay to the Manager the Residence Fee for the Room as set out in the Schedule. The Residence Fee is to be paid in full on the relevant instalment date and the Resident must remain at least one instalment in advance at all times.
- b. Subject to clauses 14 and 15, the Resident acknowledges and agrees that:
  - (i) no refund of the Residence Fee, in full or in part, will be made if the Resident vacates the Room prior to the expiry of the Term.
  - (ii) if the Residence Fee is not paid when due, then it will be deducted from the Security Deposit; and
  - (iii) should the amount of the Security Deposit be insufficient to any outstanding Residence Fee the Resident will be liable to pay the difference.
- c. The Residence Fee includes all costs for the supply of utilities.
- d. The Resident must pay to the Manager on demand all Resident Charges as set out in Attachment 1.

### 4. Security Deposit/Vacating

- a. The Resident must pay the Security Deposit during the Term and during any further period in which the Resident may occupy the Room if they are not studying at Curtin University.
- b. The Manager may at any time deduct from the Security Deposit any arrears of the Residence Fee, Resident Charges or any other amounts which may be owing to the Manager.
- c. For Curtin University students who do not pay a security deposit, the Manager may at any time place a sanction on the residents' Curtin University student account for any arrears

of the Residence Fee, Resident Charges or any other amounts which may be owing to the Manager.

- d. If in the Manager's opinion:
- (i) the Room and the Apartment, following vacation by the Resident, is not left in a clean and habitable condition; or
  - (ii) damage has been caused to any part of the Room or the Apartment or the furniture, fittings or equipment in the Room or the Apartment,
- the Manager may deduct from the Security Deposit, or place a sanction on the residents' Curtin University student account, the costs of any cleaning, repairs or replacement of items required. If the Security Deposit does not cover all those costs, the Resident must pay to the Manager any further amount required on demand.
- e. The Manager must return any remaining balance of the Security Deposit to the Resident within 14 days of the Resident vacating the Room, or within a reasonable time after the Manager has finalised any cleaning, repairs or replacement of items required to the Room or the Apartment.
- f. The Resident acknowledges and agrees that the Manager is entitled to any interest earned on the Security Deposit.

## 5. Use of Room

The Resident acknowledges and agrees that the Resident must:

- a. only use the Room as a private residence;
- b. not assign, sub-let or part with possession of the Room to any person, cohabit with a partner, or allow any person that is not approved by the Manager to stay in the Room at any time, and:
  - (iii) if the Manager does approve an additional occupant, the Resident must pay to the Manager the Guest Fee set out in Attachment 1; and
  - (iv) if the Manager does not approve a person as an additional occupant, the Resident must
    - A. immediately arrange for that person to leave and cease to cohabit with the Resident and use or occupy the Room; and
    - B. pay to the Manager the Guest Fee set out in Attachment 1 in respect of the period of unauthorized use or occupation of the Room by that person;
- c. not use the Room or the Apartment for any immoral or illegal use or in conjunction with any form of commercial activity (as determined by the Manager);
- d. not allow any visitor or any other person to enter and/or remain in the Accommodation unless with the permission of the Resident and must ensure that all visitors comply with the terms of this agreement; and
- e. pay for any damage (including cleaning required) to the Accommodation caused or contributed to by the Resident, any visitor or any other person at the Accommodation, with the Resident's express or implied permission.

## 6. Rules

The Resident must comply with all rules in respect of the use of the Accommodation as notified

by the Manager from time to time or as set out in the Resident Handbook or the "University Land & Traffic By-Laws" applicable from time to time.

## 7. Resident obligations

The Resident must, at all times, during the Term:

- a. not cause any damage to the Accommodation and pay to the Manager on demand the cost of repairs caused by any act, omission or default of the Resident or the Resident's visitors;
- b. keep all floor coverings, walls, ceilings, windows (including glass), window treatments, doors and all furniture, fixtures and fittings and household equipment in or at the Room, the Apartment and the Common Areas/Facilities in the same condition as they are at the Start Date and as stated in the Property Condition Report;
- c. keep all personal items wholly within the Room, or with consent and subject to the Manager's direction, in the Common Areas/Facilities;
- d. keep all sanitary and water services, electrical and gas installations of the Room and the Apartment in good working order and not tamper with any of them;
- e. keep the Accommodation in a clean and sanitary condition, free from dirt, oil, grease and vermin;
- f. keep garden beds and the grounds within or adjoining the Accommodation free of refuse, debris and kitchen spoils such as fats, oils and cigarette butts;
- g. notify the Manager immediately in writing of any loss, damage or defect at or within the Accommodation and in any event, no later than one working day after the occurrence of any such loss, damage or defect;
- h. replace, or at the Manager's election pay, for all loss or damage to the Accommodation that is caused or contributed to by any act, omission or default of the Resident or the Resident's visitors;
- i. provide all assistance, as requested by the Manager in relation to any insurance claim;
- j. permit the Manager to enter and inspect the Accommodation pursuant to clause 10;
- k. indemnify the Manager against any loss, liability, costs or expenses incurred or suffered by the Manager, arising from or in connection with any damage to the Accommodation or any loss of or damage to anything in or near the Accommodation, caused or contributed to by the Resident's act, negligence or default, or some danger created by the Resident whether or not the existence of that danger was or ought to have been known to the Resident;
- l. remove any obstruction referred to in clause 8(k) and if the Resident does not or is not capable of immediately removing the obstruction, allow the Manager to remove the obstruction at the Resident's cost without the Manager being responsible to the Resident for any loss or damage which may result during removal of the obstruction;
- m. notify the Manager immediately if the Resident's student status changes or if the Resident withdraws from or suspends their course of study, despite the Term and any Residence Fee paid in advance; and
- n. give immediate notice to the Manager of any infectious illness occurring in the Room. If

required, the Manager will arrange for fumigation and cleaning of the Room and the Apartment, which may be at the Resident's cost, if demanded by the Manager.

## 8. Prohibitions

The Resident must not, during the Term:

- a. do or permit to be done anything at or within, or to bring or keep anything at or within the Accommodation which may in any way impact the conditions of, or increase the premium of, the Manager's insurance policy for the Accommodation;
- b. do anything in or about the Accommodation which in the Manager's absolute opinion is noxious, offensive, audibly or visually a nuisance or which interferes with the orderly operation of the Accommodation, including without limitation, consuming alcohol, using illegal substances or smoking in the Accommodation or being in the Accommodation whilst intoxicated;
- c. interfere with, obstruct access to or overload the services supplied to the Accommodation or otherwise carry out works which interfere with the services;
- d. without prior approval from the Manager, use any method of heating, cooling or lighting in the Accommodation other than those provided by the Manager;
- e. use the facilities in or about the Accommodation for any purpose other than that for which they were intended;
- f. place anything in the toilets, basins, sinks or drains which they were not designed to receive;
- g. make alterations or additions to the Accommodation, or drive any nails or screws into or deface, or make holes in or otherwise interfere with the walls, ceilings, floors or woodwork of and in the Accommodation;
- h. keep any live animal, bird or pet at the Accommodation or encourage any stray pets or animals to reside within, or visit the Accommodation;
- i. change any lock to the Accommodation or part with possession of any key/card(s) to the Accommodation;
- j. affix any signs or posters to the interior or exterior of the Accommodation;
- k. obstruct or permit to be obstructed any part of the Common Areas/Facilities, including by any meeting of persons;
- l. wedge or otherwise force open the doors to and from the Common Areas/Facilities or the Building including without limitation perimeter doors and fires doors to and within the Building;
- m. do any act which, in the Manager's opinion, threatens the safety or wellbeing or harasses any other occupier(s) or visitor(s) of the Building or the Common Areas/Facilities, whether verbally or in writing, or which affects the quiet use and enjoyment of the Accommodation by others;
- n. engage in behaviour that does not respect the rights, attitudes and beliefs of other persons;
- o. continue to occupy the Room upon a change of the Resident's student status or if the Resident withdraws from or suspends the Resident's course of study during the Term; and

- p. use any equipment which will or is reasonably likely to overload the cables, switchboard or sub-boards through which electricity is conveyed to the Accommodation.

## **9. Exclusion of liability**

The Resident acknowledges and agrees that the Manager is not liable for any liability or loss resulting from:

- a. any act or omission of any other licensee or occupier or any other person in the Building (whether there lawfully or not);
- b. any malfunction, breakdown, interruption or failure in relation to the supply of services to the Accommodation or in relation to the electrical or fire equipment or any other plant, equipment or machinery in or serving the Accommodation;
- c. any accident, damage or malfunction affecting the Accommodation including, without limitation, any blocked drains, pipes or conduits, any overflow of water or any break in wires or cables; and
- d. any damage, loss, injury or death except to the extent it is caused or contributed to by the Manager.

## **10. Manager's right of entry**

The Manager may hold a key/card to access the Room and the Apartment and may enter the Room and the Apartment, without notice if, in the Manager's opinion, there is an emergency or a breach of this agreement by the Resident, but otherwise the Manager may enter the Room and the Apartment at all reasonable times during the day, for any one of the following purposes:

- a. to maintain, clean or repair the Room and the Apartment;
- b. to maintain, repair or alter the services;
- c. to investigate any allegation of a breach by the Resident;
- d. subject to prior notice to the Resident, to inspect the Room and the Apartment or to show the Room to prospective residents and/or their representatives; and
- e. to show the Apartment and any vacant rooms within the Apartment to prospective residents and/or their representatives.

## **11. Property Condition Report**

- a. On the Start Date, the Manager will prepare and provide a Property Condition Report for the Resident to complete, confirm, execute and return to the Manager within 2 days.
- b. The Property Condition Report when signed by both the Manager and the Resident will be conclusive proof as to the condition of the Room and the Apartment and the contents at the Start Date.
- c. Should the Resident omit or fail to complete and return the Property Condition Report to the Manager within the 2 day period, the Resident will be deemed to have confirmed its contents and any defect or damage found in relation to the Room and the Apartment during or at the expiry or sooner determination of the Term will be deemed the Resident's responsibility and, at the Manager's discretion, must be rectified at the Resident's cost.

## 12. Breach by Resident and termination by Manager

If the Resident breaches any of the terms and conditions of this agreement or the rules set out in the Resident Handbook or the "University Land & Traffic By-Laws":

- a. the Manager may terminate this agreement by entering the Room and re-taking possession of the Room if, after giving reasonable notice to the Resident to remedy the breach, the Resident does not remedy the breach within the time stated in the notice; and
- b. the Resident agrees to indemnify the Manager in respect of any liability or loss arising from, and any costs, charges and expenses incurred in connection with, any breach of this agreement by the Resident and any re-entry or termination of this agreement by the Manager.

## 13. Consequences of early termination by Manager for breach by Resident

The Resident acknowledges and agrees that upon termination of this agreement under clause 12:

- a. the Resident must pay a breach termination fee equivalent to an additional 3 weeks of the Residence Fee (**Breach Termination Fee**) to the Manager to compensate the Manager for the additional costs associated with seeking and arranging a replacement resident for the Room prior to the End Date;
- b. the Resident must peaceably and quietly deliver to the Manager vacant possession of the Room and each and every part of the Manager's property in it;
- c. the Resident will be responsible for the Residence Fee payable in respect of the balance of the Term except to the extent that the Manager is able to licence the Room to another resident for that period;
- d. any right the Manager may have against the Resident at law will not be compromised or prejudiced and the Manager may pursue the Resident for any loss or damage suffered, including for the Residence Fee for the balance of the Term or unpaid Resident Charges; and
- e. no refund of the Residence Fee will be made by the Manager.

## 14. Early Termination by the Resident

- a. The Resident acknowledges and agrees that a request for early termination of this agreement will only be considered if the Resident:
  - (i) has or will withdraw their university enrolment by the census date, or if the Resident's enrolment status during a semester changes to withdrawn; and
  - (ii) submits a written request for early termination with a minimum of one week's notice; and
  - (iii) provides supporting documentation to verify the Resident's request as reasonably requested by the Manager.
- b. The Resident is required to continue to pay the Residence Fee until the early termination date agreed by the Manager and notified to the Resident.



- c. Following receipt of the notice from the Manager under clause 14(b) and prior to vacating, the Resident must pay an early termination fee equivalent to an additional 6 weeks of the Residence Fee (**Early Termination Fee**).
- d. The Resident must pay the Early Termination Fee and cannot require any part of the Early Termination Fee to be deducted from the Security Deposit.
- e. If the Resident vacates on the termination date agreed by the Manager and the Resident has paid an Early Termination Fee equal to 6 weeks of the Residence Fee, the Manager will refund a proportionate amount of that Early Termination Fee if a replacement resident is found within 6 weeks of the termination date.
- f. The Resident must pay in full any outstanding Residence Fee and Resident Charges in respect of the period up to and including the date on which the Resident vacates the Room prior to vacating the Room.
- g. If the Resident does not pay:
  - (i) the Early Termination Fee; and
  - (ii) any outstanding Residence Fee and Resident Charges in respect of the period up to and including the date on which the Resident vacates the Room,
 this agreement will continue on its existing terms and conditions and will not terminate despite the notice from the Manager under clause 14(b) unless and until those payments are made.
- h. Despite clause 3(b), if the Resident complies with all its obligations under this clause 14 and under clause 17, following termination (where agreed by the Manager under this clause 14) the Manager will refund to the Resident the balance of any Residence Fee paid in advance to the Manager.
- i. Early termination of this agreement does not affect any claim that the Manager has against the Resident in respect of any unremedied breach of this agreement arising prior to termination.

#### 15. Early Termination in Exceptional Extenuating Circumstances

- a. The Manager may, at the Manager's discretion and due only to exceptional extenuating circumstance, agree to early termination of this agreement if the Resident:
  - (i) provides the Manager with as much prior notice as practically possible of the Resident's request for early termination of this agreement due to exceptional extenuating circumstances; and
  - (ii) provides supporting documentation to verify the Resident's request as reasonably requested by the Manager.
- b. If the Manager notifies the Resident in writing that the Manager agrees to early termination of this agreement following a request by the Resident under clause 15(a), termination will be subject to the Resident:
  - (i) vacating the Room within 10 days (or any longer period reasonably required in the circumstances for the Resident to vacate the Room); and
  - (ii) paying to the Manager prior to vacating, a termination fee equivalent to an additional 4 weeks of the Residence Fee (**Early Termination Fee**).
- c. The Resident must pay the Early Termination Fee and cannot require any part of the Early Termination Fee to be deducted from the Security Deposit.
- d. If the Resident vacates on the termination date agreed by the Manager and the Resident

has paid an Early Termination Fee equal to 4 weeks of the Residence Fee, the Manager will refund a proportionate amount of that Early Termination Fee if a replacement resident is found within 4 weeks of the termination date.

- e. The Resident must pay in full any outstanding Residence Fee and Resident Charges in respect of the period up to and including the date on which the Resident vacates the Room prior to vacating the Room.
- f. If the Resident does not pay:
  - (i) the Early Termination Fee; and
  - (ii) any outstanding Residence Fee and Resident Charges in respect of the period up to and including the date on which the Resident vacates the Room,

this agreement will continue on its existing terms and conditions and will not terminate despite the notice from the Manager under clause 15(b) unless and until those payments are made.
- g. Despite clause 3(b), if the Resident complies with all its obligations under this clause 15 and under clause 17, following termination (where agreed by the Manager under this clause 15) the Manager will refund to the Resident the balance of any Residence Fee paid in advance to the Manager.
- h. Early termination of this agreement does not affect any claim that the Manager has against the Resident in respect of any unremedied breach of this agreement arising prior to termination.

#### **16. Termination due to damage or destruction**

If during the Term the Room or the Building (or any part of it) is damaged or destroyed, or any of the services disrupted, so that the Room or the Building (or any part of it) becomes, in the Manager's opinion, unfit for habitation or use, then, the Manager may at its election terminate this agreement and on termination:

- a. the Manager will refund to the Resident the balance of any Residence Fee paid in advance to the Manager; and
- b. no party will have any right against the other, excluding in respect of any right or obligation owing prior to termination or any unremedied breach of this agreement.

#### **17. Termination & yielding up**

On the expiry or sooner determination of the Term:

- a. the Resident must vacate the Room and peaceably and quietly deliver to the Manager vacant possession of the Room and each and every part of the Manager's property in it;
- b. the Resident must remove all of the Resident's property from the Accommodation, leaving the Accommodation in the same condition as set out in the Property Condition Report;
- c. the Manager may treat any Resident's property not removed as abandoned and deal with that property in any manner the Manager sees fit;
- d. the Resident indemnifies the Manager against any loss, liability, costs or expenses incurred or suffered by the Manager, arising from or in connection with the Manager acting under this clause 17, or damage caused to the Accommodation by the removal

- of the Resident's property;
- e. the Resident must promptly return to the Manager all keys/access cards to the Accommodation; and
  - f. the Resident must pay the charges for the professional cleaning, by contractors appointed by the Manager, of the Room including the carpet in the Room and if the Room forms part of an Apartment, the charges payable by the Resident will also include a proportion of the charges payable for the professional cleaning of the common areas and facilities in the Apartment as the Manager calculates.

## **18. Re-location**

- a. The Resident acknowledges and agrees that the Manager may at any time during the Term:
  - (i) on giving 7 days' written notice to the Resident, relocate the Resident to permanent alternative accommodation within the University;
  - (ii) if at the Start Date or during the Term, the Room is not available for use as accommodation, relocate the Resident to temporary alternative accommodation either within the University or off campus; or
  - (iii) if the Manager determines that a fire, critical incident or emergency has occurred, or that the Room is not suitable for occupation, relocate the Resident to temporary alternative accommodation either within the University or off campus,and the Resident must continue to pay a 'residence fee' for the alternative accommodation at the rate determined by this agreement, except where the Residence Fee has been paid in full in advance.
- b. If the Resident is relocated to permanent alternative accommodation, the Resident must on expiry of the 7 day notice period, peaceably and quietly deliver to the Manager vacant possession of the Room in accordance with the provisions set out in clause 17 and must enter into a new accommodation agreement with the Manager in relation to the relocated accommodation.
- c. If the Resident is relocated to temporary alternative accommodation, the Resident will occupy that accommodation on the terms of this agreement (to the extent applicable) and must comply with all directions of the Manager in relation to the relocation process.

## **19. Privacy**

- a. Information about the Resident which may be collected by the Manager will include any information provided in accordance with this agreement or that is provided during the Term of this agreement, including access to the Resident's grades. If the Resident does not provide this information, the Manager may not be able to grant the Resident this agreement or continue to provide services to the Resident under this agreement.
- b. The Manager may share personal information with the University or any other person if the Manager believes this is necessary to provide support where the Resident's health or wellbeing is in question.
- c. If the Resident wishes to request access to any personal information which the Manager holds about the Resident as a result of information collection practices pursuant to this agreement, the Resident may contact the Manager. If the Resident does request information the Resident must provide complete details about the particular information sought, in order to assist in

the retrieval of that information. An access fee may be charged by the Manager to cover the costs of providing the information.

- d. The Resident acknowledges that the Manager, its contractors and other project affiliated entities and their staff may use the Resident's personal information for the purposes of providing accommodation and services to the Resident under this agreement and for any purposes set out in the Resident Handbook. The Manager reserves the right to access and use photographic images of the Resident.

## **20. Acknowledgements**

- a. The Resident acknowledges and agrees that the Resident has read the Resident Handbook provided and agrees to comply with the regulations set out in it as approved or amended by the Manager from time to time and notified to the Resident in writing.
- b. The Resident acknowledges and agrees that the Resident has reviewed and agrees to comply with and uphold the statutes, rules, orders, policies and procedures of the University as published and available on the University's website. The Resident agrees to abide by the directions given by any employee or associate of the Manager.
- c. The Resident acknowledges and declares that no promise, representation, warranty or undertaking either express or implied has been given by or on behalf of the Manager as to the suitability of the Room, the Apartment or the services for the needs of a particular Resident.

## **21. Notices**

- a. The Manager may give a notice to the Resident by delivering the notice personally to the Resident, or by delivering the notice to the Room.
- b. The Resident may give a notice to the Manager by delivering the notice to the address of the Manager set out in this agreement, or by posting the notice to that address (in which case the notice will be deemed to be served on the third business day after posting).

## **Attachment 1 - Resident Charges**

The Resident must pay the charges set out in this Attachment 1 as notified by the Manager to the Resident from time to time, or otherwise in accordance with this agreement.

### ***Upfront Fees and Charges***

All fees and charges listed below are mandatory fees and must be paid as follows.

- **Application Fee** - \$[118] per room payable when making the application to secure the booking and is non-refundable.
- **Activity Fee** – \$[107] per semester per person who is a Resident, paid prior to the Start Date and then prior to the commencement of each semester following notice from the Manager.
- **Facilities Fee** – \$[65] per semester per person who is a Resident, paid prior to the Start Date and then prior to the commencement of each semester following notice from the Manager.
- **Departure Fee** – \$[107] per room paid prior to the Start Date (unless the Resident occupied the Room immediately prior to the Start Date).
- **Security Deposit** – a charge per room equal to 4 weeks of the Residence Fee paid in accordance with Clause 4.

### ***Miscellaneous Fees and Charges***

All fees and charges listed below must be paid in full whenever the service or cost is incurred. These include but are not limited to:

- **Unauthorised Guest Fee** – a charge of \$[130] per day for the duration of the stay of each occupant (other than the Resident) of the Room.
- **Room Move Fee** – a charge of \$[100] plus an additional cleaning fee of \$[107] will apply on each occasion that the Resident requests and is granted a move from one Room to another within the University campus.
- **Repairs, Maintenance and Cleanliness** – The Resident is liable for any damage or loss caused by negligence or misuse of the Room as set out in this agreement and the Resident and will be charged for labour, any associated costs of repairs, special cleaning and rubbish removal.
- **Car parking** – Limited numbers of dedicated resident parking is available subject to availability. Permits can be purchased for a charge of \$[0] at the Resident's cost
- **Lockout Fee** – a charge of \$[10] is payable if the Resident locks himself or herself out of the Building, the Apartment or the Room after hours.
- **Replacement Swipe Card** – a charge of \$[55] is payable to replace the swipe card provided to the Resident if it is lost or misplaced.
- **Laundry Fee** - \$[4] per cycle washing machine and \$[4] per cycle dryer.
- **Direct Debit Decline Fee** – a charge of \$[10] is payable if your direct debit declines.

- **Shopping Trolley Fine** – a charge of \$[50] is payable if you are found to bring a shopping trolley on to the residence
- **False Call Out Fee for Department of Fire and Emergency Services (DFES)** – a charge of [\$920] is payable for any DFES response to a false fire alarm caused by the Resident or a guest of the Resident.
- **Breach Termination Fee** – 3 weeks of the Residence Fee as set out in clause 13.
- **Early Termination Fee** – 4 or 6 weeks of the Residence Fee as set out in clause 14 or clause 15.

**Executed as an agreement:**

*If Resident under 18 years old – guarantor required:*

Name of Guarantor: \_\_\_\_\_

Address of Guarantor: \_\_\_\_\_

Telephone No of Guarantor: \_\_\_\_\_

The Guarantor agrees to guarantee the performance of the Resident's obligations under this agreement and the payment of all amounts to be paid under this agreement by the Resident to the Manager.

Signed by the Guarantor: \_\_\_\_\_ [Signature] \_\_\_\_/\_\_\_\_/\_\_\_\_ [Date]

In the presence of: \_\_\_\_\_ [Signature of Witness]

Name of Witness: \_\_\_\_\_

Address of Witness: \_\_\_\_\_

By signing below, the Resident agrees to all terms and conditions set out in this agreement and acknowledges receipt of a copy of all documents (either hard or soft copy) with which the Resident must comply under this agreement, namely the Resident Handbook (inclusive of the link to the University Land & Traffic By-Laws):

Signed by the Resident(s): \_\_\_\_\_ [Signature of Resident(s)] \_\_\_\_/\_\_\_\_/\_\_\_\_[Date]

In the presence of: \_\_\_\_\_ [Signature of Witness] \_\_\_\_/\_\_\_\_/\_\_\_\_[Date]

Name of Witness: \_\_\_\_\_

Address of Witness: \_\_\_\_\_

Signed by the Manager: \_\_\_\_\_ [Signature of Manager] \_\_\_\_/\_\_\_\_/\_\_\_\_[Date]  
(Authorised Person) UniLodge Australia Pty Limited as agent for the Manager

In the presence of: \_\_\_\_\_ [Signature of Witness] \_\_\_\_/\_\_\_\_/\_\_\_\_[Date]

Name of Witness: \_\_\_\_\_

CRICOS Provider Code 00301J