

ROOMING HOUSE AGREEMENT**PROPRIETOR:**

AUSTRALIAN EDUCATION HOLDINGS 3 PTY LTD as trustee for METRO TRUST

Address: C/O - 30 Victoria Street Adelaide 5000

AGENT:

UniLodge South Australia Pty Limited

A.C.N. 111 718 140 / A.B.N. 90 111 718 140

Address: 30 Victoria Street, Adelaide SA 5000

Phone: 08 8385 9000

Email: metroadelaide@unilodge.com.au

RESIDENT:

Name:

Phone:

Email:

ADDRESS OF RENTED PROPERTY:

Unit /30 Victoria Street, Adelaide SA

Room:

FIXED TERM TENANCY:

From: 00/00/2026

To: 00/00/2027

RENT:

Amount: \$00.00 per week

Frequency: Payable in advance minimum every 1 week. (Rent must remain paid at least 7 days in advance at all times.)

1st Instalment: \$00.00 for rent due 00/00/2026 to 00/00/2026 (covered by deposit)

2nd Instalment: \$00.00 for rent due 00/00/2026

3rd Instalment: \$00.00 for rent due 00/00/2026 and due every XXDAY after this.

BOND AMOUNT:

Amount: \$00.00

METHOD OF PAYMENT:

Console Pay – via Ezidebit (Credit Card, Bank Account)

OTHER CHARGES:

rates and charges for water supply

electricity

gas

other: _____

TERMS OF THE AGREEMENT

1. Application of the Act and Regulations

The proprietor and the resident are legally bound to comply with the provisions of the Residential Tenancies Act 1995 and associated Regulations. An agreement or arrangement that is inconsistent with this Act or purports to exclude, modify or restrict the operation of this Act, is (unless the inconsistency, exclusion, modification or restriction is expressly permitted under the Act) to that extent void.

2. House rules

The proprietor may make written rules about conduct or behaviour of the residents, known as house rules. Any house rules in operation will be taken to be terms of this agreement. A copy of the house rules will be on display in a prominent place at all times. On request, the proprietor will provide a copy of the house rules to the resident. The proprietor will only make house rules that are reasonable and that help maintain the health and safety of persons or the safety of property. The proprietor will give the resident seven days notice of any change to the house rules.

3. Proprietor's obligation to repair and keep premises clean

The proprietor will hand over the room in a reasonable state of cleanliness, maintain the room and ancillary property in a reasonable state of repair and abide by all legal requirements affecting the rooming house. These include any new or replacement appliances, fittings or fixtures meeting required energy and water efficiency standards. The proprietor will ensure that all shared facilities are kept in a reasonable state of cleanliness. The proprietor will give the resident not less than 14 days notice of renovations to the rooming house and will minimise inconvenience to the resident if carrying out renovations to shared bathroom, toilet or laundry facilities.

4. Maintenance of room - resident

The resident will keep the room in a reasonable state of cleanliness and will notify the proprietor of any damage to the rooming house or any state of disrepair that arises during the agreement. The resident will not intentionally or negligently cause or permit damage to the rooming house or ancillary property. The resident will keep the room in a condition that does not give rise to a fire or health hazard.

5. Use of the rooming house

The resident will not use, allow or cause the rooming house to be used for any illegal purpose. The resident will not cause or permit an interference with the reasonable peace, comfort or privacy of other residents of the rooming house. The resident will not keep an animal on the premises without the proprietor's consent.

6. Resident's right to peace comfort and privacy

The proprietor will not unreasonably restrict or interfere with the quiet enjoyment of the resident's room or facilities at the rooming house by the resident or the reasonable peace, comfort or privacy of the resident in their use of the room or facilities at the rooming house. The proprietor will ensure that the resident has reasonable access at all times to the resident's room and to the toilet and bathroom facilities.

7. Proprietor's right of entry

The resident is required to give the proprietor reasonable access to the room. The proprietor will exercise his or her right of access to the resident's room in a reasonable manner and will not stay in the room longer than is necessary to achieve the purpose of entry without the resident's consent.

8. Security of personal property

The proprietor will provide and maintain the locks and other devices that are necessary to ensure the resident may make his or her room reasonably secure. Neither the proprietor nor the resident will alter, remove or add a lock or security device without the consent of the other. Neither the proprietor nor the resident will unreasonably withhold his or her consent to the alteration or removal of a lock or security device by the other. The proprietor will take reasonable steps to ensure the security of personal property of each resident of the rooming house and will provide the resident with a lockable cupboard or other facility to keep personal property secure.

9. Statutory charges

The proprietor must bear all statutory charges imposed in respect of the accommodation. However, the proprietor may require the resident to make a payment for rates and charges for water supply; or for the provision of electricity, gas or telephone services at the premises; or for meals or other facilities or services (such as meals, cleaning and laundry of linen) provided by the proprietor. The proprietor will, before the facilities or services are made available or provided to the resident, inform the resident in writing of the basis on which charges for those facilities or services will be made.

10. Sale of the rooming house

The proprietor will give the resident written notice of the proprietor's intention to sell the rooming house not later than 14 days after entering into a sales agency agreement for the sale of the premises. The rooming house will not be advertised for sale or made available for inspection by prospective purchasers until 14 days after the resident is notified of the proprietor's intention to sell the rooming house. If the rooming house is sold, the proprietor will give the resident written notice of the name of the purchaser and the date from which rent is to be paid to him or her.

ADDITIONAL TERMS OF THE AGREEMENT

1. Induction

All residents are required to attend a compulsory induction within 72 hours of moving into the property. The induction covers matters including, but not limited to, fire safety, maintenance procedures, the Residential Life Program, and onsite support services to ensure resident safety, security, and wellbeing. By signing this Agreement, the Tenant agrees to attend the scheduled induction provided at check-in.

2. Cleaning

By signing this Agreement, the Tenant agrees to accept the premises in the condition in which they are received. Any cleaning discrepancies must be reported in writing within 24 hours of check-in to enable rectification.

The Tenant agrees to maintain the premises in a reasonably clean and tidy condition throughout the tenancy. In accordance with the Residential Tenancies Act, the premises must be returned at the end of the tenancy in a reasonable condition and state of cleanliness.

Where carpets are not left in a reasonable condition at the conclusion of the tenancy, professional carpet cleaning may be required. Any cleaning required after keys have been returned will be arranged and charged to the Tenant accordingly.

3. Alcohol

The consumption of alcohol is strictly prohibited in all common areas of the building. Alcohol must not be consumed immediately outside the property or near any entrances, exits, or fire doors at any time.

4. Damage

The Landlord is entitled to reimbursement for any damage to the premises beyond fair wear and tear.

5. Vacating the Premises

Unless otherwise arranged in writing with UniLodge Metro, all Tenants must vacate the apartment and return all keys to reception by 11:00am on the expiry date of the Tenancy Agreement or any approved lease extension.

6. Hooks and Nails - The Tenant must not install hooks, nails, or similar fixtures into walls or surfaces without prior written consent from the Landlord.

The use of adhesives, including tape, putty, or mounting strips, may cause damage when removed and should be used with caution. Any resulting damage will be charged to the responsible Tenant.

7. Maintenance

The Tenant agrees to report all maintenance / damage as soon as possible. Repairs cannot commence until written instruction and authorisation is provided, excluding emergency works. All maintenance must be lodged via the QR code provided.

8. Noise

All Tenants must show reasonable consideration for neighbouring residents.

Excessive noise is prohibited Between 10:00 pm and 7:00 am on weekdays; and 11:00 pm and 8:00 am on weekends.

Noise disturbances may result in lease termination and/or legal action.

9. Pets

A Tenant must not, without the consent of the Corporation, keep any animal in or near a Lot (By-law 11).

10. Room Move

Should a Tenant wish to transfer to another room during the tenancy, the Tenant must notify the Agent and agree to any additional conditions applicable. An administration fee of \$200.00 will apply, in addition to payment of a new deposit and bond.

11. Smoking

Smoking is strictly prohibited within apartments, balconies, and common areas.

12. Community Corporation By-Laws

The Tenant agrees to comply with all Community Corporation By-Laws. A summary of the by-laws is attached to this Agreement, and a full copy is available for inspection upon request at the office.

13. Common Areas

The Tenant acknowledges that common areas are intended for shared use by all residents and must be used respectfully and appropriately.

14. Inventory

All listed items detailed in the Schedule of Contents must be returned at the end of the tenancy in good, clean, and working condition.

15. Resident Handbook

The terms and conditions detailed in the Resident Handbook are an addendum to this Agreement. Failure to comply with the terms and conditions of the Resident Handbook may result in termination of the tenancy. See current version available here: www.unilodge.com.au/student-accommodation-adelaide/metro-adelaide/faq "Resident Handbook".

16. Sundry Charges

The tenant agrees to make payment within 14 days of invoicing for any expenses incurred including lockout fees, vacuum hire, printing, swipe card replacement, lock/key replacement etc. All charges are subject to change, and the relevant cost will apply as detailed in the most current Resident Handbook.

HOUSE RULES

See Resident Handbook Annexure

By-Laws Community Corporation 25494 Inc. (Summary)

30 Victoria Street, Adelaide

Common Property is the term used to describe areas that are shared by everyone here and includes the foyer, all hallways, lifts and indoor and outdoor common areas. These areas are meant to be shared and enjoyed by all UniLodge Metro Residents. Please make sure that you and any guests look after these areas and let everyone else enjoy these areas also. If you find that something is broken or not working, please let us know. If somebody is breaking any rules in the area again, please let us know. A full copy of the By-laws is available from Reception.

Some important By-laws that you need to understand are:

5.3 - play cricket or golf or any other game in such a manner as to interfere with the safety or comfort of any other person

5.7 - use any language or behave in a manner likely to cause offence or a nuisance or embarrassment to others

5.8 - cause or allow loud noise or any other nuisance or disturbance to be made

5.10 - interfere with others use or enjoyment

8.5 - interfere with any fire alarms, sprinkler system, air conditioning or other machinery installed in the lot or in the building

11 - a person bound by these by-laws must not without the consent of the Corporation, keep any animal in, or in the vicinity of, a Lot.

16.3 - interfere, or allow visitors to interfere, with others in the enjoyment of their rights in relation to lots or Common Property

16.5 - throw, roll or discharge any stone substance or missile to the danger of any person on the common Property

16.6 - deface, paint, write, cut names or letters or make marks on or fix bills or advertisement to any part of the Common Property

16.7 - consume alcohol in ANY shared or designated area

20 - the Corporation may remove any person from a part of the Community Parcel who is found committing a breach of a by-law. If you are breaking any of these rules you may be fined up to \$1,000. More serious breaches can be as high as \$15,000.

Please ensure you have read all terms of this agreement including any annexures or attachments before signing.

Signed by the Tenant _____

Date _____

Signed by the Proprietor/Agent _____

Date _____