

OCCUPATION AGREEMENT
(Please Print Legibly in Ink)

Comfy Stay Accommodation

40 Market St, Muswellbrook NSW 2333

Room #

Date :

Name : _____ (hereinafter called the Guest) and {Scone Villas} (hereinafter called the Landlord) concerning the short term rental of the property located at 40 Market St, Muswellbrook.

Rental period begins at _____ (time & date) and ends at _____ (time & date).
This agreement can be extended by agreement.

Guest must provide minimum of two weeks notice when vacating after the agreements initial period has expired.

Total Rental Amount: \$ _____ per week.

Security Deposit due with signed agreement: \$ _____ (Received _____)

Rent to be paid Weekly in Advance or by arrangement (Min 1 week in advance)

Terms of the Agreement:

1. The Landlord has the right to inspect the premises during the tenancy of this agreement. Should the Guest/s violate any of the terms of this agreement, the rental period shall be terminated immediately.
2. The Guest/s shall maintain the premises in a good, clean and ready to rent condition, and use the premises only in a careful and lawful manner. The Guest/s shall leave the premises in a ready to rent condition at the expiration of the rental agreement. The Guest/s agree that the Landlord shall deduct costs of said services from the Bond prior to refund if Guest/s cause damage or theft to the premises or its furnishings.
3. The Guest/s shall use the shared facilities and leave them clean and ready for use by other Guest/s. (ie wash, dry and replace kitchen ware)
4. No animals or pets of any kind will be brought onto the premises.
5. The Guest/s shall behave in a civilized manner and shall be good neighbours respecting the rights of the surrounding property owners & other Guests. The Guest/s shall not create noise or disturbances likely to disturb or annoy the surrounding property owners & other Guest/s. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Guest/s shall then immediately vacate the premises. Quiet hour starts at 9 PM however noise should be kept to a minimum at all other times.
6. Smoking is only permitted in the front / back courtyards or outside the boundary fence. No cigarette butts are to be left on the ground of the property. **NO SMOKING INSIDE THE PREMISES.**
7. The Guests shall hereby indemnify and hold harmless the Landlord against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guests expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of Guests, and that Guests should purchase their own insurance if such coverage is desired.

8. Tenant agrees that any form of naked flame shall not be used in or around the property.

9. Wireless internet is provided as a convenience only and is not integral to the agreement. This service is not to be used for any illegal activity.

10. Any further charges due to damages, theft or rental arrears (that exceed the Security Deposit) will be charged to the credit card details you provide below.

Failure to abide by the above terms will result in immediate eviction and/or legal action.

Landlord address: Comfy Stay Accommodation, PO Box 6079 West Gosford NSW 2250

Credit Card:

Name On Card: _____

Card Number: _____

Expiry: _____

CVC : _____

(I / We) agree to abide by the above conditions and hereby swear that the information provided above is true:

Tenant _____ Date _____

Landlord _____ Date _____