



Comodo Homes Occupancy Agreement

Proprietor:	Comodo Homes PTY LTD
Phone number:	+61 440 135 396
Resident(s) full name:	
Mobile number(s):	
Other contact info:	

Room:	Property:

- Comodo Homes will provide the room from the date of _____.
- There is a minimum stay of ____ weeks. If the resident moves out early, a **2-week break fee** applies.
- The occupancy fee of _____ is charged weekly. Partial weeks are pro-rated on a per-day basis (weekly rate ÷ 7 × days stayed). Rent is to be paid at least **one week in advance**.
- All utilities are included.** Cleaning supplies and furniture may be provided upon reasonable request.
- Residents will get **4 weeks' notice for any rate adjustments**. Ledgers will be given within 3 business days of a request.
- All payments via comodohomes.com/pay or bank transfer:
Account name: Comodo Homes PTY LTD
BSB: [Please ask for details]
ACC: [Please ask for details]
Reference: Resident's full name

- The ____ week security deposit of \$_____ will be **refunded within 3 business days** of moving out, minus:
 - Unpaid occupancy fees or other charges (e.g. lockout fees),
 - Cost to repair damage caused by the resident or their guest(s),
 - Cost to clean the room or common area not left in a clean and tidy condition, and
 - Early break fee (if applicable).

8. House Rules

- Keep rooms and common areas used clean and tidy.
- No smoking/vaping inside. When smoking outside, put waste in bin. No illegal drugs.
- Please keep noise to a minimum. **No loud noise after 10pm.**
- Written approval needed for permanent changes (e.g. painting, drilling, or screws).
- Written approval needed for heaters and A/C units (Heated blankets and fans allowed).
- Clean dryer lint filters **before every use** (fire safety).

- Management may enter common areas at any reasonable time. Room access only with permission, or notice as follows:

In an emergency, or for emergency repairs	Immediate
Viewings (after notice for vacation given) or repairs	4 hours
Routine inspection	1 Week

- This agreement continues until ended in writing. The resident must provide at least **2 weeks' written notice** before ending the agreement. Occupancy fees continue until the **notice period ends**, regardless of move-out date. Management may only end the agreement with notice as follows:

Violence/threats of violence Intentional damage to the premises Breach of Agreement or House Rules, after written warning	Immediate
Non-payment of occupancy fee	1 week
Operational requirement / no grounds	2 weeks

Proprietor rep: _____

Residents name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____