

## **FLO HARRIS LODGE**

### **ACCEPTANCE OF OFFER - TERMS OF RESIDENCY AGREEMENT**

**I accept Flo Harris Lodge's offer of residency at the Lodge and agree to abide by the terms listed below.**

#### **A Christian Environment and a Safe Place to Live**

1. I recognise that Flo Harris Lodge (the Lodge) is a residential college associated with Petersham Baptist Church. I acknowledge that this means that conduct and attitudes based on Christian values are encouraged.
2. I understand that the Lodge operates as a community of men and women from many national, ethnic, cultural and religious backgrounds, and is much more than just a place to live. While there is no requirement for residents to adopt or subscribe to any beliefs, I commit to showing care, courtesy and consideration to all those who live and work at the Lodge.
3. Recognising that the Lodge is committed to the safety and well-being of all its residents, I agree to support the Lodge in its efforts to provide a safe environment that supports residents' well-being.
4. I have read the Lodge Handbook which sets out the expectations and responsibilities of residents and agree to abide by its requirements.
5. I also agree to comply with all other Lodge policies.

#### **Health**

6. I promise that I have fully disclosed any special needs of mine (including but not limited to any medical, physical or psychological needs) that could affect the comfort or safety of other residents or the Lodge management, or my ability to live independently at the Lodge. Where any such disclosed special needs change or where any special needs arise, I agree to notify the Lodge management immediately.
7. If I know or suspect that I have an infectious disease, I will immediately disclose this voluntarily to the Lodge management.
8. If I have been, or begin to be, treated for depression, anxiety or any other mental health condition, I will immediately disclose this to the Lodge management.
9. If I am ill or injured, necessitating urgent hospital and/or medical treatment (for example injections, blood transfusions, surgery) and if I am not able to make decisions, I authorise the Lodge management to take appropriate action, including calling an ambulance.

#### **Privacy**

10. I acknowledge that the Lodge may from time to time collect personal information about me which is necessary for the Lodge's operation or activities. I authorise the Lodge to use and disclose such information in such a manner as the Lodge management thinks fit for the purposes of my welfare and accommodation. I have read the Lodge's Privacy Policy and Standard Collection Notice as found on the Lodge's Website.
11. I give permission for images of me engaged in Lodge activities to be used on social media, on the Lodge website and notice boards, and in other marketing, advertising and promotional material.

#### **What I must pay**

12. I agree to pay to the Lodge the following amounts which are set out in the offer document: a) the Bond;  
b) the Board; and  
c) the Amenities Contribution.
13. I understand that the Lodge may charge the following:
  - a) lose keys during the year in 300m radius of the lodge, in which case a \$500 fee will be invoiced for the replacement of security locks and security keys;
  - b) lose keys during the year above 300m distance of the lodge, in which case a \$70 fee will be invoiced for the replacement of security locks and security keys;
  - c) fail to return keys on leaving, in which case a \$500 fee will be invoiced for the replacement of security locks and security keys;
  - d) leave my room unclean or damaged, in which case a \$150 cleaning fee and/or a repainting/recarpeting fee will be deducted from the Bond;

14. The Board is payable fortnightly in advance by direct debit from my nominated account.
15. For the sake of clarity, I understand and acknowledge that my Board will be payable as agreed through the course of my residency for the year. This includes me noting that:
  - a) there is no provision under this contract requiring the Lodge to provide me with discounted rent if I decide to spend time away from the Lodge over the period of my residency; and
  - b) that there is no basis under this contract by which I can "suspend" my residency at the Lodge during the contract period.
16. The Amenities Contribution goes towards the purchase and upkeep of recreational facilities at the Lodge and the holding of social events and contributes to the pastoral care. The Amenities Contribution is non-refundable and is payable whether or not I use the recreational facilities or attend the social events/pastoral care.
17. If I fail to pay any amount payable by me within 14 days of its due date, I agree to pay an overdue charge ("Administration Fee") calculated on the amount outstanding from the due date until the date of payment. The Administration Fee is a rate percent per annum determined by the Lodge from time to time being a genuine pre estimate by the Lodge of the loss that it would suffer if the amount due was not paid by the due date. I understand that I may obtain the current rate from the Lodge management.
18. I agree to pay all medical and ambulance expenses incurred on my behalf.

## Ending my residency

19. If any amount due is not paid in full within 14 days of its due date, I agree that the Lodge management may suspend or terminate my residency by giving me seven days' written notice.
20. I agree that the Lodge management may, normally by giving me two weeks' written notice, terminate my residency if they consider that I have failed to comply with the requirements of the Code of Conduct. I understand that the Lodge management may terminate my residency without notice if they consider that I have engaged in serious misconduct.
21. I understand that as the lodge is a boarding house under the NSW boarding house act, I can terminate my agreement with the lodge with 2 weeks written notice at any time. All rent owed to that termination date must be paid in full. Amenities fee is not refundable. All Bond is refundable subject to successful exit cleaning and room condition report.
22. If I wish to return to the Lodge in the year following the period to which these terms apply, I will submit a Returning Residence Application in accordance with the lodge management terms. If I fail to do this, I acknowledge that I will not be guaranteed a room in the following year.
23. If I intend to leave the Lodge at the end of the period to which these terms apply, I will advise the Lodge management in writing at least one month before my residency ends and will confirm to the lodge management my bank account details for the return of such of the Bond as I am entitled.

## General

24. I acknowledge that my personal property is not insured by the Lodge, which does not accept any responsibility for loss of, or damage to, personal property.
25. I acknowledge that my residency at the Lodge does not entitle me to any exclusive tenancy rights. I understand that the Lodge management may enter my room in connection with the administration of the Lodge, the cleaning and maintenance of the room, or any other health and safety issue.
26. I agree that the Lodge management may change these terms provided it gives me at least three months' notice.
27. I agree to tell the Lodge management of any change in my contact details.

I agree to the terms set out above.

Name - ..... Signature - ..... Date: \_\_\_\_\_