



## House Rules

- **No** ALCOHOL is permitted on or around the premises
- **SMOKING** is only permitted in the back lane – NOT in the building or out front
- **No** Visitors except Approved by “Lodge Management” for Case & Support workers
- **No** candles or flames of any sort are permitted
- **No** illegal activity eg tattooing, stealing or use of ILLEGAL SUBSTANCES - POLICE WILL be called
- **No** use of these premises for business activities
- **No** equipment or furniture to be removed from The Lodge
- **No** heaters, cooking, ironing or electric blankets in bedrooms.
- **No** fridges or freezers allowed in bedrooms
- **No** pets of any sort are allowed on the premises
- Noise curfew is **10pm to 7am** - reasonable level at all other times eg TV, Radio, MP3 Player
- **No** hooks, nails or screws to be put in your room
- Internet is available to each person for STUDY PURPOSES only - Any ILLEGAL DOWNLOADS or ACTIVITY is **STRICTLY PROHIBITED** & will be traced to the USER
- **Turn off** all Television, Lights & Fans by the last person in the room
- Abusive language via email, text or verbal, will **not be tolerated**
- Appropriate clothing must be worn **at all times** outside of tenant’s room – clothing containing references to drugs, alcohol or lewd behaviour is prohibited
- Please consider your neighbours - **any complaints** may result in termination of accommodation
- Each resident is expected to take the bin out **at least once a week**.
- Each resident is given an external door / room key & mailbox key once a security deposit of \$60 has been paid (to be refunded on return of keys on vacating the premise)
- The Lodge takes **NO** responsibility for items that are outside of a tenant’s locked room
- All **MAINTENANCE ISSUES** are to be reported to the Lodge Management Team by email only
- Any dishes **left out** on benches/sink area will be placed in the bin
- No hanging clothes, sheets, towels etc out windows or over balconies
- ALL residents to keep common areas **CLEAR** of personal items - if found may be put in bin
- Ensure great **care is taken** when using the oven and that it is turned off after use
- Please advise Management via Lodge email if you notice any damage to the property
- Weekly Room inspections will occur – vacuum cleaner available from office
- Propping open front door or rear gate is a **serious breach of security**, & your tenancy will be terminated
- Tenants must be working, applying for work, volunteering, community work or attending courses
- Break **any** Rules – depending on the severity, you will receive a warning letter or a termination letter
- **FOR ALL EMERGENCIES**, please call 000

### **PLEASE NOTE**

CALLS to the Landlord will only be answered **MON – FRI between 9am to 9pm**

The Lodge Management \_\_\_\_\_

Tenant \_\_\_\_\_ Date \_\_\_\_\_

Room Number \_\_\_\_\_ Lodge Email – **info@thelodgewagga.com.au**