

Flat/house - sharing agreement

Flat/house sharing agreements between tenants and other flatmates are not covered under the Residential Tenancies Act 1986. Tenants and other flatmates will, however, find it useful to have a written agreement.

This agreement is between the **Owner** and **Flatmate**.

Owner details		Flatmate details	
Name: Jamie Miller		Name:	
Address for service: (other than the flat) Not applicable - homeowner		Address for service: (other than the flat)	
Phone: 022 574 5163		Phone:	
Email: jamie@kansaigaijin.com		Email:	
Address of rental property			
Street: 94a Chelsea Street		Suburb: Linwood	
City: Christchurch		Postcode: 8062	
The flatmate and the head tenant agree to share premises on the following terms:			
<ol style="list-style-type: none">1. This agreement starts on the / / and will continue on a weekly / fortnightly basis.2. The agreement will end on the / / and can be negotiated providing 14 days' notice is given and the owner accepts.3. The rent is \$per week / fortnight and is to be paid weekly / fortnightly in advance by the flatmate to the owner via bank payment to 03-0318-0073680-002.4. An advance of one week's rent (\$240) is payable to cover the final week of the agreement. This amount will be used as the final rent payment provided there is no damage or other outstanding costs, and is payable to the owner.5. The flatmate may not sublet or transfer their right to occupy the room without the homeowner's written consent6. This agreement can be terminated by 14 days' notice given by either party in writing.7. The flatmate shall not keep any pets on the premises without the owner's permission.8. The flatmate's portion of the regular utilities is included in their rent amount excluding food.9. The flatmate must not remove any chattels or fixtures from the premises that do not belong to the flatmate.10. The flatmate may use all areas of the property freely with the exception of the other bedroom and the office space, which may not be used without prior consent.11. The flatmate agrees to follow general house rules as communicated by the owner from time to time, including reasonable expectations regarding cleanliness, guests, noise, and security12. In the event of any dispute, the parties agree that the dispute will be determined by the Disputes Tribunal.			
Signature			
Signed by: _____ Owner: Jamie Miller		Date signed: / /	
Signed by: _____ Flatmate:		Date signed: / /	