



House Rules

- **No** ALCOHOL is permitted on or around the premises
- **No** SMOKING on or around the premises - health and fire hazard
- **No** VISITORS under any circumstances as determined by The Lodge Management
- **No** candles or flames of any sort are permitted
- **No** illegal activity or use of ILLEGAL SUBSTANCES - POLICE WILL be called
- **No** equipment or furniture to be removed from The Lodge
- **No** 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 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
- Appropriate clothing must be worn **at all times** outside of tenant's room
- Please consider your neighbours - **any complaints** may result in you being asked to leave
- Please make sure **all Doors, Gates & Windows** are shut on leaving or arrival @ The Lodge
- Each resident is expected to take the bin out **at least once a week**.
- Each resident is given an external/room door key & mailbox key - \$30 fee if lost
- 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
- Shared areas are cleaned weekly - the cleaners **DO NOT WASH DISHES**
- 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
- Residents to keep their own rooms clean and tidy. Vacuum available from Lodge Office
- Ensure great **care is taken** when using the oven and that it is turned off after use
- Please advise via Lodge email if tenant causes any damage to the property,
- Weekly Room inspections will occur.

- CALLS to the Landlord **WILL NOT BE TAKEN** between 9PM AND 9AM

3 Strike Policy

- Break **any** Rules, you will be issued a Breach/Warning letter... 3 will see you removed from The Lodge

In case of Emergency

- In the event of an EMERGENCY, call 000. All calls will be taken seriously.
- SAFETY is our **UTMOST PRIORITY**, we have regular FIRE SAFETY CHECKS & AUDITS.
- A fire blanket is in all kitchens, fire extinguishers & fire hoses are also provided throughout the Lodge

Lodge email - **info@thelodgewagga.com.au**