

## Did you know?

If you rent part of a house or unit from another tenant – and they have a written tenancy agreement with the owner of the premises – then they are your head-tenant.

It is very important that you have a separate written agreement with your head-tenant. Without a written agreement, you will not have the protections of a tenant under NSW tenancy law.

If you are a head-tenant, having a separate written agreement means that the rules are clear and any disputes with other tenants can be resolved formally.

Note that a head-tenant needs written consent from their landlord to sub-let to another person. A landlord must not unreasonably refuse to give consent.

## Secure your tenancy

**Step 1** – Write up your own agreement (see sample agreement on this leaflet).

**Step 2** – Sign the agreement and give it to your head-tenant to sign.

Keep a copy for yourself.

Contact your local Tenants' Advice and Advocacy Service if you need further advice. See phone numbers on this leaflet or visit [www.tenants.org.au](http://www.tenants.org.au) or [www.sharehousing.org](http://www.sharehousing.org)

## For more information call your local Tenants' Advice and Advocacy Service

Area	Phone	Free call
Inner Sydney	9698 5975	
Inner Western Sydney	9559 2899	
Southern Sydney	9787 4679	
South Western Sydney	4628 1678	1800 631 993
Eastern Sydney	9386 9147	
Western Sydney	8833 0933	
Northern Sydney	9559 2899	
Blue Mountains	4704 0201	
Central Coast	4353 5515	
Hunter	4969 7666	1800 654 504
Illawarra South Coast	4274 3475	1800 807 225
Mid Coast	6583 9866	1800 777 722
Northern Rivers	6621 1022	1800 649 135
North Western NSW	6772 4698	1800 836 268
South Western NSW	1300 483 786	
Greater Sydney Aboriginal	9833 3314	
Western NSW Aboriginal	6881 5700	
Southern NSW Aboriginal	4472 9363	1800 672 185
Northern NSW Aboriginal	6643 4426	1800 248 913

Visit [www.tenants.org.au](http://www.tenants.org.au) for factsheets and other useful resources.

# LIVING IN A SHARE HOUSE?



# You need an agreement



**TENANTS' UNION**  
OF NEW SOUTH WALES

# SHARE HOUSING AGREEMENT

I, *(head-tenant's name)*.....

agree to rent room *(describe which room)*  
.....

at *(address)*  
.....

to *(sub-tenant's name)*.....

and share the common areas cooperatively (bathroom, kitchen, laundry, living room, dining room, yard, parking etc.)

for *(rent)* \$ ..... per week  
from *(start date)*..... to *(end date – optional)* .....

Bond paid in full *(bond amount – if applicable)* \$ .....

## Signatures

### Head-tenant:

Name: ..... Signature: ..... Date: .....

### Sub-tenant:

Name: ..... Signature: ..... Date: .....

### I consent to the above sub-letting. Landlord/agent:

Name: ..... Signature: ..... Date: .....

The standard terms of residential tenancy in New South Wales are implied by law.

They may be viewed at or downloaded from:

[www.legislation.nsw.gov.au/view/html/inforce/current/sl-2019-0629](http://www.legislation.nsw.gov.au/view/html/inforce/current/sl-2019-0629)

[www.fairtrading.nsw.gov.au/help-centre/forms](http://www.fairtrading.nsw.gov.au/help-centre/forms) (and scroll down to 'Residential Tenancy Forms')

You can download copies of this Share Housing Agreement at:  
[www.tenants.org.au/resource/share-housing-agreement](http://www.tenants.org.au/resource/share-housing-agreement)

