



# Homestay Lease Agreement

This Homestay Lease Agreement ("Agreement") is entered into between \_\_\_\_\_ (Host Family Name), residing at \_\_\_\_\_ (Host Family Address), hereinafter referred to as the "Host Family," \_\_\_\_\_ (Student Name), hereinafter referred to as the "Student," and Poly Languages Institute, hereinafter referred to as "Poly," collectively referred to as the "Parties."

The initial term of this agreement shall be from \_\_\_\_\_ (Start Date) to \_\_\_\_\_ (End Date). Thereafter, the agreement shall continue on a month-to-month basis, subject to termination as outlined in this Agreement.

The Host Family agrees to provide the Student with accommodation at their residence, located at the Host Family Address stated herein. The Student will have access to a private bedroom and the reasonable shared/common areas for comfortable use.

## Responsibilities

### a. Host Family Responsibilities

- Provide a safe, clean, and comfortable living environment.
- Furnish the bedroom with essential furniture, including a bed, desk, chair, and storage.
- Provide access to basic amenities such as electricity, internet, water, heating/cooling, kitchen, and dining area.
- Offer meals:
  - Breakfast (Host Family agrees to provide breakfast).
  - Dinner (Host Family agrees to provide dinner).
  - None (No meal provisions).
- Number of times per week: \_\_\_\_\_ (Specify the number of times per week, e.g., 3 times per week).
- Respect the privacy and personal belongings of the Student.
- Comply with any applicable laws, rules, or regulations related to hosting students.

### b. Student Responsibilities

- Respect the Host Family's house rules, including designated quiet hours, curfew, and other guidelines.
- Keep the bedroom and shared areas clean and tidy.
- Notify the Host Family in advance of any prolonged absence or changes in schedule.
- Pay the agreed-upon rent promptly and in full on the day of move-in and on the commencement date of each month.
- Use the provided amenities and utilities responsibly.
- Behave in a respectful and considerate manner towards the Host Family and their property.
- Comply with any applicable laws, rules, or regulations during their stay.

## Rent and Payment

- The monthly rent for the accommodation is \$\_\_\_\_\_.
- Rent payment shall be due on the commencement date of each month.
- The rent must be paid directly to the Host Family.
- The rent cannot be pre-collected beyond one month.
- In the event of proration, the prorated rent amount shall be calculated by dividing the monthly rent stated herein by 30 and multiplying it by the number of days prorated.
- A one-month notice is required for termination of this agreement, to be provided in writing.
- The notice period shall commence on the date the written notice is received by the other party.

- In the event of termination, if proration is necessary, it shall be calculated as specified in this Agreement.

### Security Deposit

- The Student has paid a security deposit of \$400. The deposit will be held by Poly (Poly Languages Institute).
- The security deposit will be refunded within 30 days of the Student's move-out, minus any deductions for damages or outstanding balances.
- If both the Student and Host Family agree on the amount to be refunded and request it in writing, the security deposit will be released. In the event of a dispute, the deposit will be held by Poly until the dispute is settled.

### Liability

- The Parties acknowledge that Poly (Poly Languages Institute) is facilitating the housing arrangement as a service provider. Poly shall not be held liable for any damages, injuries, losses, or disputes arising from the homestay arrangement between the Host Family and the Student.
- The Parties agree to indemnify and hold Poly harmless from any claims, demands, or actions related to the homestay arrangement.

### Termination

- Either party may terminate this agreement by providing a 30-day written notice to the other party.
- In the event of termination, the Student shall vacate the premises by the specified termination date.

### Governing Law

- This Agreement shall be governed by and interpreted in accordance with the laws of the state of California, in the city and county where the Student is residing as specified in the lease, subject to applicable regulations and mandates.

### Entire Agreement

- This Agreement represents the entire understanding between the Parties and supersedes any prior agreements or understandings, whether written or oral.

### Acknowledgement

By signing below, the Parties acknowledge that they have read and understood this Homestay Lease Agreement and agree to comply with its terms and conditions.

#### Host Family

_____	_____	_____
Name	Signature	Date

#### Student

_____	_____	_____
Name	Signature	Date

#### Poly Representative

_____	_____	_____
Name	Signature	Date