

RESIDENTIAL TENANCY AGREEMENT

RESIDENTIAL TENANCIES REGULATION 2010

IMPORTANT NOTES ABOUT THIS AGREEMENT

1. The tenant should be given time to read this agreement (including the completed condition report which forms part of this agreement) and to obtain appropriate advice if necessary.
2. A landlord or landlord's agent must give a tenant an approved form of information statement (which explains both parties' rights and obligations under this agreement) before the tenant enters into the residential tenancy agreement.

This agreement is made on at . Between

LANDLORD *[Insert name of landlord(s) and contact details]*

Name/s	
Contact Details	Care of Agent <input type="checkbox"/> Yes <input type="checkbox"/> No
If no Agent, details	

TENANT *[Insert name of tenant(s) and contact details]*

Name/s
Business Address
Phone Numbers
Email Address(s)

The tenant agrees to notify the landlord or the landlord's agent in writing of any changes to these details within 14 days

LANDLORD'S AGENT DETAILS *[Insert name of landlord(s) agent (if any) and contact details]*

Licensee			
Trading as	A.B.N.		
Address			
Phone	Fax	Mobile	Email

Agent: ongoing management leasing only
(if leasing agent only, the tenant must contact the landlord with any management inquiries)

TENANT'S AGENT DETAILS *[Insert name of tenant's agent (if any) and contact details]*

If appointed, all notices and documents given to the tenant must also be given to the tenant's agent.

Name/s	A.B.N.		
Address			
Phone	Fax	Mobile	Email

The tenant agrees to notify the landlord or the landlord's agent in writing of any changes to these details within 14 days

TERMS OF AGREEMENT

The term of this agreement is:
starting on and ending on

RESIDENTIAL PREMISES

The residential premises are *[Insert Address]*

Address
Postcode

The residential premises include: *[List things such as a parking space, garage, storeroom or furniture provided (attach inventory)]*

Note: If the premises include a garage, the garage is provided for the purpose of parking a motor vehicle and not for the storage of goods. The residential premises **do not include:** *[List anything such as parking space, garage or storeroom which do not form part of the residential premises]*

RENT A tenant must pay the rent on or before the day set out in this agreement.

The rent is \$ per week payable in advance starting on .

The method by which the rent must be paid:

- a) To at by cash or cheque, or
- b) Into the following account, or any other account subsequently nominated by the landlord:

BSB number:
Account number
Account name
Payment reference

c) As follows:

The landlord and the tenant may, by agreement, change the manner in which rent is payable.

Note: The landlord or landlord's agent must permit the tenant to pay the rent by at least one means for which the tenant does not incur a cost (other than bank or other account fees usually payable for the tenant's transactions) (see clause 4.1) and that is reasonably available to the tenant.

RENTAL BOND (cross out if there is not going to be a bond)

A rental bond of \$ must be paid by the tenant on signing this agreement.
The amount of rental bond must not be more than 4 weeks rent.

**IMPORTANT INFORMATION
MAXIMUM NUMBER OF OCCUPANTS.**

No more than persons may ordinarily live in the premises at any one time.

Other people who will ordinarily live at the premises may be listed here (cross out if not needed):

URGENT REPAIRS Nominated tradespeople for urgent repairs:

Electrical repairs:
Plumbing repairs:
Glass repairs:
Locksmith:
Other repairs:

WATER USAGE

Will the tenant be required to pay separately for water usage? Yes No . If yes, see clauses 11 & 12.

STRATA BY-LAWS

Are there any strata or community scheme by-laws applicable to the residential premises? Yes No . If yes, see clause 35 and clause 54.

CONDITION REPORT

A condition report relating to the condition of the premises must be completed by or on behalf of the landlord before or when this agreement is signed and forms part of this agreement.

TENANCY LAWS

The *Residential Tenancies Act 2010* and the *Residential Tenancies Regulation 2010* apply to this agreement. Both the landlord and the tenant must comply with these laws.