

# Standard form Residential tenancy agreement



Landlord Name (1):

Landlord Name (2):

Address for services of notices (can be an agent's address):

Postcode:

Telephone number (of landlord or agent):

Tenant's Name (1):

Tenant's Name (2):

Tenant's Name (3):

Add all other tenants here:

Address for services of notices (if different to address of premises):

Postcode:

Telephone number/s:

Landlord's agent:

Address for services of notices:

Postcode:

Telephone number/s:

Premises:

(a) location

(b) inclusions

*Insert Inclusions, for example a common parking space or furniture provided. Attach a separate list if necessary.*

Term:

The term of this agreement is  weeks/months/years,

For a fixed term agreement insert the term. Otherwise leave blank or write 'periodic'

starting on

and ending on

Rent:

a week

fortnight

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 nominated by the landlord:

BSB number: ..... account number:

account name: .....

payment reference: ..... , or

(c) as follows: ...

*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 the 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.

#### Urgent repairs

Nominated tradespeople for urgent repairs

Electrical repairs: ..... Telephone: .....

Plumbing repairs: ..... Telephone: .....

Other repairs: ..... Telephone: .....

#### Water usage

Will the tenant be required to pay separately for water usage?  Yes  No

If yes, see clauses 11 and 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.

#### 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.

#### 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.