

RESIDENTIAL TENANCY PERIODIC AGREEMENT

Parties to this agreement should consider obtaining legal advice about their rights and obligations under the agreement.

LANDLORD: (Landlord details must b	e completed even if an agent is acting for the landlord)
JASON PETER DY	N CO R VCI I V A
Address for service of documents (must not be as	ALCO B KELLY ANNE SWINTON
TI DRYSDALE	SARDENS
WANDI	Postcode:
Contact telephone number (only required is	
AGENT:	EMAIL: Kellysuntneyahoo.com.a
Insert name of registered agent or person managing	जुन हुछ, दक्षणाय
The state of the s	ig the property for the landlord:
Address (for service of documents):	RIA:
	NOA:
Telephone:	Postcode:
Mobile:	Email address for service of notice or document:
TENANT/S	
Insert full name of tenant 1:	
PETER BUTLER	
0409 193 269	Email address for service of notice or document:
linsert full name of tenant 2:	
Contact telephone munber:	
сымы перионе натоет:	Email address for service of notice or document:
Insert full name of tenant 3:	
Contact telephone number:	Email address for service of notice or document:
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TERMS OF THE AGREEMENT

1. Application of the Act and Regulations

The landlord and the tenant are legally bound to comply with the provisions of the Residential Tenancies Act 1995 and the associated Regulations. An agreement or arrangement that is inconsistent with this Act or purports to exclude, modify or restrict the operation of this Act, is (unless the inconsistency, exclusion, modification or restriction is expressly permitted under this

Maintenance of premises - landlord 2.

The landlord will hand over the premises and ancillary property in a reasonable state of cleanliness, maintain the premises in a reasonable state of repair and abide by all legal requirements regarding the buildings and health and safety in respect of the premises.

Maintenance of premises - tenant 3.

The tenant will keep the premises and ancillary property in a reasonable state of cleanliness and will notify the landlord of any damage to the premises or any state of disrepair that arises during the tenancy. The tenant must not intentionally or negligently cause or permit damage to the premises or

4. Use of premises

The tenant will not use, allow or cause the premises to be used for any illegal purpose or cause, or allow a nuisance. The tenant must not cause or permit an interference with the reasonable peace, comfort or privacy of another person who resides in the immediate vicinity of the premises.

Handing over vacant possession without legal impediment 5.

At the commencement of the agreement the landlord will hand over vacant possession of the premises to the tenant (except for any part reserved for the landlord's own use set out in this document). When handing over vacant possession the landlord agrees that there is no legal impediment (either known or that should reasonably be known) that would prevent the tenant from using the premises as a residence for the term of the tenancy.

6. Tenant's right to peace comfort and privacy

The landlord will not cause or allow any interference with the peace, comfort or privacy of the tenant and will take all reasonable steps to enforce this obligation upon any other tenant of the landlord in occupation of other premises.

7. Landlord's right of entry

All entry is to be made between 8am and 8pm on any day other than a Sunday or public holiday. The landlord may, subject to the conditions in term 6 above, enter the premises: (a) in an emergency;

(b) at a time previously arranged with the tenant, but not more than once every week to collect rent. (provided a reasonable alternative method of paying rent not involving attendance at the premises has been offered, but not accepted by the tenant);

(c) to inspect the premises, not more frequently than once every four weeks, by giving written notice seven to fourteen days before entering the premises specifying a period of up to 2 hours within which the proposed entry will occur. A 2 hour period does not apply if the premises are in a remote location or it is necessary for the landlord or agent to be accompanied by a person at the inspection;

(d) to carry out garden maintenance, but only at a time previously arranged with the tenant no more than 7 days before the day of entry or by giving written notice 7 to 14 days before entering the

(e) to carry out necessary maintenance or repairs after giving at least 48 hours notice;

(f) after giving reasonable notice to the tenant to show the premsises to prospective tenants during the last 28 days of a tenancy;

(g) to show the premises to prospective purchasers on not more than 2 occasions in any 7 day period after giving reasonable notice, or at a time previously arranged with the tenant;

(h) to determine whether a breach has been remedied after having given notice of a breach under section 80 of the Act to the tenant and after giving written notice of no less than 7 and no more than

(i) for some other genuine purpose after giving written notice 7 to 14 days before entering, or

(j) if the landlord believes on reasonable grounds that the tenant has abandoned the premises.

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If the tenant indicates that he or she wants to be present during the entry, the landlord must make reasonable effort to negotiate an entry time that is convenient for the tenant to be present, taking into account the commitments of both the tenant and the persons entering the premises. This does not apply to entry in an emergency, to determine if a breach has been remedied, or to determine if the property has been abandoned.

Locks and security devices

The landlord will provide and maintain locks and other devices that are necessary to ensure the premises are reasonably secure. Neither the landlord nor the tenant will alter or remove a lock or security device or add a lock or security device without the consent of the other. Neither the landlord nor the tenant will unreasonably withhold consent to the alteration, removal or addition of a lock or security device by, and at the expense of, the other.

9. Alterations and additions

The tenant must not, without the landlord's written consent, make an alteration or addition to the premises. The landlord will not unreasonably withhold consent to an alteration or addition that is necessary to ensure the provision of infrastructure or a service of a prescribed kind.

10. Removal of fixtures

Where the landlord gives consent to a tenant's request to carry out an alteration or addition to the premise, the tenant may remove a fixture affixed to the premises unless its removal would cause damage to the premises.

Compensation for damages when removing a fixture 11.

If a tenant causes damage to the premises by removing a fixture, the tenant must notify the landlord and, at the option of the landlord, repair the damage or compensate the landlord for the reasonable cost of repairing the damage.

12. Subletting or assignment

The tenant has the right, with the landlord's written approval, to sublet the rental premises, or assign their interest to another party. The landlord cannot unreasonably withhold consent or charge for subletting or assignment, except for reasonable incidental expenses in doing so.

Termination by landlord or tenant for breach of agreement 13.

If a breach is capable of being remedied either the landlord or the tenant may terminate the tenancy by notice of termination given to the other for breach of any term of the agreement. Such notice is to be in the written form required by regulation, specifying the breach and informing the tenant or landlord that if the breach is not remedied within a specified period (which must be a period of at least 7 clear days) from the date the notice is given, then the tenancy is terminated by force of the

14. Termination for rent arrears

Where the landlord seeks to terminate a tenancy on the basis of the tenant's failure to pay rent, rent must be outstanding for at least 14 days before the landlord can issue a notice of termination for the

15. Termination on hardship grounds

Either the landlord or the tenant may apply to the Residential Tenancies Tribunal for an order to terminate a tenancy because the continuation of the tenancy would cause undue hardship.

Termination by landlord - certain purposes 16.

The landlord may give the tenant at least 60 days notice of termination of this agreement in the written form required by regulation if:

- possession of the premises is required for demolition;
- possession of the premises is required to carry out repairs or renovations that cannot be done (b) with reasonable convenience while the tenant remains in possession of the premises;
- possession of the premises is required for personal occupation or occupation by the landlord's spouse, child, parent, or the spouse of a child or parent;
- a contract for sale of the premises has been entered into under which the landlord is required to give vacant possession of the premises.

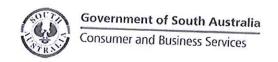
17. Termination by landlord - no grounds

The landlord may give the tenant at least 90 days notice of termination of this agreement without specifying any ground for the notice. The notice must be given in the written form required by

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18.	single period	by tenant - no g ay give the landle of the tenancy fying any ground	rounds ord in writing at a (whichever is the for the notice. TI	ny time a longer), ne notice r	least 21 da notice of t	ys, or a permination	period equive n of this ag	alent to a
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DIRECT DEBIT REQUEST (DDR) THIS IS A ONCE-OFF AUTHORITY ONLY

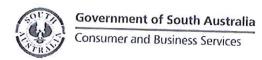
Tenancles Customer Service Centre 91 Grenfell Street ADELAIDE SA 5000

GPO Box 965 ADELAIDE SA 5001

	ADELAIDE SA 5001
	Tel: 131 882 www.sa.gov.au
	Please use BLOCK LETTERS.
Customer Name	(Surname) (Given names)
	authorise CBS – Tenancies, APCA User ID Number 079565, to arrange for funds to be debited from my/our account to the value of \$20000 (amount of bond) at the financial institution identified below, for the purpose of bond lodgement. Note: Please ensure that value (amount of bond) is completed.
Address of rented premises:	
M	NB: Details of the account to be debited (All account details must be supplied) The bank account details must match the parties of the bond. We cannot withdraw money from a third party account.
Name and branch of financial institution:	WESTPAC, COORER PEDY
BSB number:	7 3 5 - 0 7 8 This <i>must</i> be 6 digits
Account number:	505241 Can not be more than 9 characters
	Note: Please ensure the account and BSB number that you are providing are correct. Direct debiting is not available on a full range of accounts and if you are unsure please clarify with your financial institution. Credit union cheques may not show their own BSB number. Check with the credit union for the correct BSB number to use for direct debit.
Account name: (Name of account holder)	MR PETER LANDENCE BUTLER
Customer signature(s): (all signatories may be required to sign on joint accounts)	PLBall
	Date: 17.102.15
ATTACH T	THIS FORM SECURELY TO THE BOND LODGEMENT FORM
OFFICE USE ON	NLY ONE BOND LODGEMENT FORM

	OFFICE USE ONLY	
Bond No:		
Date proces	sed://	
Officer's nar	ne:	•••••

DDR service agreement for individuals can be viewed at www.sa.gov.au/tenancy/renters



Consumer and Business Services
Customer Service Centre, 91Grenfell Street, ADELAIDE SA 5000
GPO Box 965, ADELAIDE SA 5001
Telephone: 131 882
Office hours: 9 am - 5 pm www.sa.gov.au/tenancy/renters

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Landlords must lodge this form within 7 days and registered agents within 30 days of receipt								
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BOND LODGEMENT FORM Residential to	enancy	Rooming house .		
PLEASE COMPLETE FORM IN CLEAR PRINT USING BLUE OR BLACK PEN	IMPORT	ANT		
ADDRESS of rental premises (USE BLOCK LETTERS)	• Landlo	dlords must lodge this form		
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LOT 905	of the full	or any part payment of		
Street name:	bond mor	nies. nant does not sign		
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COOBER PROT SA POSTCOde: 5772	time fram	d within the required e.		
	• Resider	ntial tenancy bonds		
Weekly rental: \$ 60 No of bedrooms (if not a rooming house):	cannot ex	t exceed 4 weeks rent (or 6 if the rent payable is over		
Amount of bond being lodged: \$ 200 Part bond payment? YES NO	\$250 pw).	ne rent payable is over		
Tenancy commenced: Part bond payment? YES NO Bond received by landlord/proprietor/agent:	Make ch Posidontia	neques payable to the all Tenancies Fund".		
······································		emailed or photocopied		
PLEASE ENSURE THAT ALL DETAILS WITHIN THIS BOX ARE COMPLETED	forms will	not be accepted.		
TENANT/RESIDENT details (USE BLOCK LETTERS)		Daytime phone number/s		
BUTLER PETER First Names	0	409 193		
Email address		269		
(for bond receipt)) Tenant/resident 2: Surname First Name				
First Names				
Email address				
(for bond receipt) Tenant/resident 3: Surname				
First Names				
Email address				
(for bond receipt)				
LANDLORD/PROPRIETOR details (USE BLOCK LETTERS) Surname	D	aytime phone number/s		
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