

## RESIDENTIAL TENANCY AGREEMENT

**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 or personal belongings.

The residential premises **do not include:** *[List anything such as a parking space, garage or storeroom which do not form part of the residential premises]*

### RENT

The rent is \$ 595 per week payable in advance starting on 23/3/2020

The method by which the rent must be paid:

(a) to NT Consulting Pty Ltd ATF at Westpac by cash or cheque, or

(b) into the following account, or any other account nominated by the landlord:

BSB number: 032-191 Account number: 463 222

Account name: NT Consulting P/L ATF the Sturoselsky Superannuation Fund

Payment reference: 2A Ethie Rd rent, 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 \$ 2380 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 2 persons may ordinarily live in the premises at any one time.

#### URGENT REPAIRS

Nominated tradespeople for urgent repairs and their contact details:

Electrical repairs: Telephone: \_\_\_\_\_

Plumbing repairs: Telephone: \_\_\_\_\_

Other repairs: Telephone: \_\_\_\_\_

For all repairs contact Boris or Lena Sturoselsky

#### 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 and clause 56.

#### 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.