



Record of Payment of Security Bond

Residential Tenancies Act 1987 - Section 29(4)(c)

Residential Parks (Long-stay Tenants) Act 2006 - Section 21(3)

02/03/2023

Bond Reference Number 9187/23

KURT VANNAPRASEUTH, MICHELLE VANNAPRASEUTH
3 MENDS WAY
WAIKIKI WA 6169

Address of Rented Premises

31 PERIDOT PASS
WELLARD WA 6170

Amount of security bond
\$1,600.00

Date paid to owner / agent
23/01/2023

Pet bond (if applicable)
\$100.00

Transaction Type
Lodgement

Start date of tenancy
23/01/2023

Tenant(s)
LUCAS DORRINGTON, ALESHA SHEPERD

Owner(s) / Agent / Park Operator
KURT VANNAPRASEUTH, MICHELLE VANNAPRASEUTH

Seek advice immediately if you need more information.

Tenants should ensure that they have received a copy of Form 1AC (Information for Tenants).

Applicable to agreements made under the *Residential Tenancies Act 1987* only.

PLEASE KEEP THIS RECORD

Details shown on the Record of Payment of Security Bond will be required and used by either party to the bond should they make an application to a Court to determine disposal of security bond under Schedule 1, clause 8 of the *Residential Tenancies Act 1987*.

INFORMATION ABOUT TENANCY BONDS

For further information about lodging, varying and disposing of a bond visit www.commerce.wa.gov.au/bonds.



IMPORTANT: If you require more space,
please fill in additional forms and indicate below:

FORM 1 of 1



Section 1: Rental property details

Type of bond
Is this a residential tenancy bond? Is this a residential park (long-stay) bond?

Tenancy start date
23/01/2023

Rental address
31 Peridot Pass Wellard

Postcode
6170

Section 2: Bond money

Amount of weekly rent
\$ 400 . 00

Date paid by tenant
23/01/2023

Bond amount
\$ 1600 . 00

Amount of Housing bond assistance loan (if any)
\$.

Pet bond
\$ 100 . 00

Total security bond
\$ 1700 . 00

Payment method
Direct Debit Cheque Cash* Other*

The maximum security bond for a residential tenancy is:
• no more than 4 weeks rent (weekly rent \$1200 or less)
• no limit on bond amount (weekly rent more than \$1200)
• \$260 pet bond (not applicable to assistance dogs).

The maximum security bond for a residential park (long-stay) is:
• no more than 4 weeks rent
• \$260 pet bond (not applicable to assistance dogs).

Direct debit request
I / We
Kurt & Michelle Vannaprasedh
(Name of Customer(s) giving the DDR) authorise the DMIRS ACPA User 067469 to arrange for funds to be debited from my/our account at the financial institution identified below and as prescribed through the Bulk Electronic Clearing System (BECS). The authorisation is to remain in force in accordance with the terms described in the service agreement (www.dmirs.wa.gov.au/bondsddl).

*Only payable in person at DMIRS Cannington office, Level 1 Mason Bird Building, 303 Sevenoaks Street, Cannington 6107.
Please ensure the account provided can accept direct debits - no online savings or home loan accounts.

Account name
K & M Vanna PTY LTD

Name of Australian financial institution
Macquarie

Signature

BSB number
182500

Account number
940645575

Date
5/2/2023

Section 3: Tenant(s)

Family name / organisation name
Dorrington

Given name
Lucas

Other given name(s)

Email address

Signature

Contact number
0455 118 315

Date
5/2/23

Family name / organisation name
Shepherd

Given name
Alesha

Other given name(s)

Email address
alesha211199@hotmail.com

Signature

Contact number
0434 810 823

Date
5/2/23

Section 3 continued...

Family name / organisation name

Given name _____ Other given name(s) _____
Email address _____ Signature _____
Contact number _____ Date _____

Tenant postal address (if different to rental property address) _____ Postcode _____

Section 4: Owner(s) / lessor(s) / park operator(s)

Family name / organisation name
Vannapraseduth
Given name _____ Other given name(s) _____
Michelle
Address _____ Postcode _____
3 Mends way waikiki WA 6169
Email address _____ Signature _____
michelleshepherd333@gmail.com
Contact number _____ Date _____
0407 568 882 5/2/2023

Family name / organisation name
Vannapraseduth
Given name _____ Other given name(s) _____
Kurt
Address _____ Postcode _____
3 Mends way waikiki WA 6169
Email address _____ Signature _____
kvannapraseduth@gmail.com
Contact number _____ Date _____
0437 437 125 5/2/2023

Section 5: Agent

Agent name _____
Address _____ Postcode _____
Email address _____ Contact number _____
Name of authorised signatory _____ Signature _____
REBA licence number (licensed agents only) _____ Date _____
NA



FORM 1AA
RESIDENTIAL TENANCY AGREEMENT
RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 27A

PART A

This agreement is made between:

Lessor [name of lessor(s)] Kurt & Michelle Vannaprasedith (KEM Vanna PTY LTD)

[lessor(s) contact details] ADDRESS: 3 Mends Way Waikiki 6169

TELEPHONE: 0407568882 (optional) EMAIL: michelleshepherd333@gmail.com (optional)

and

Tenant [name of tenant one] Lucas Dorrington

[tenant contact details] ADDRESS: 31 Peridot Pass Wellard

TELEPHONE: _____ EMAIL: _____

Tenant [name of tenant two] Alesha Shepherd

[tenant contact details] ADDRESS: 31 Peridot Pass Wellard

TELEPHONE: 0434810823 EMAIL: _____

Lessor's property manager N/A
[name of lessor's property manager (if any) and contact details]

Giving of notices and information by electronic means

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the *Electronic Transactions Act 2011*.

Lessor

Email: Yes No Facsimile: Yes No

[insert email address or facsimile number if different from contact details above]

Tenant one

Email: Yes No Facsimile: Yes No

[insert email address or facsimile number if different from contact details above]

Tenant two

Email: Yes No Facsimile: Yes No

[insert email address or facsimile number if different from contact details above]

Lessor's property manager N/A

Email: Yes No Facsimile: Yes No

[insert email address or facsimile number if different from contact details above]

TERM OF AGREEMENT

(* delete as appropriate)

- * This residential tenancy agreement is **periodic** - starting on 23/01/2023 ^{MV}
- * This residential tenancy agreement is **fixed** - starting on 23/01/2023 and ending on 23/07/2023

Note: The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

RESIDENTIAL PREMISES

The residential premises are [insert address] 31 Peridot Pass Wellard 6170 and include/exclude*(* delete as appropriate):

[include any additional matters, such as a parking space or furniture provided, or any exclusions, such as sheds]

MAXIMUM NUMBER OF OCCUPANTS

No more than [insert number] 3 persons may ordinarily live at the premises at any one time.

RENT

(* delete as appropriate)

The rent is [insert amount] \$ 400 per week/~~calculated by reference to tenants income~~

[insert calculation] _____

Payable weekly/~~fortnightly~~* in advance starting on 23/01/2023

The method by which the rent must be paid is: (* delete as appropriate)

(a) ~~by cash or cheque*~~, or

(b) into the following account or any other account nominated by the lessor*:

BSB: 182500 Account number: 940645575 Account name: KPM Vanna PTY LTD Payment reference: 31 Peridot

or

(c) ~~as follows*~~ _____

SECURITY BOND

A security bond of [insert amount] \$ 1,600 and a pet bond of [insert amount] \$ 100 must be paid by the tenant on signing this agreement.

Note: Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks' rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.

RENT INCREASE

In the case of a periodic tenancy (see "TERM OF AGREEMENT") any rent increase will be no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days' notice of the increase.

Note: If rent is calculated by reference to income, the requirement to provide a notice of rent increase only applies if the method of calculating the rent is changed.

In the case of a fixed-term tenancy (see "TERM OF AGREEMENT") the rent increase will be [insert maximum increase or method of calculating increase, e.g. CPI or percentage] _____ and take effect no sooner than 6 months after the commencement of this tenancy agreement and the date of the last increase. The lessor must give at least 60 days' notice of the increase.

Note: For fixed-term lease agreements exceeding 12 months, refer to Part C for details of subsequent rent increases.

WATER SERVICES

Is scheme water connected to the premises? Yes No

Note: If the property is not connected to scheme water, the tenant may have to purchase water at his or her own expense.

WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay [insert number] 100 % of water consumption costs.

PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes No

ELECTRICITY, GAS AND OTHER UTILITIES

Indicate for the utilities below whether or not the premises are separately metered:

Electricity Yes No Gas Yes No Water Yes No

Other [please specify]: NBN Yes No

Where the premises are **separately** metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.

Where the premises are **not separately** metered to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

- Electricity: [insert method of calculation] _____
- Gas: [insert method of calculation] N/A
- Water: [insert method of calculation] _____
- Other [please specify]: _____ [insert method of calculation] _____

STRATA BY-LAWS

Strata by-laws ARE/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the by-laws is attached: Yes No

SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the Community Titles Act 2018 section 3(1).

Scheme by-laws for a community titles scheme ARE/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the scheme by-laws is attached: Yes No

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

PETS

The pets listed may be kept at the premises: 1x Black & white staffy 1x Brindle staffy female 1x male staffy x Rottweiler tan.

RIGHT OF TENANT TO ASSIGN OR SUB-LET

(* delete as appropriate)

- * ~~The tenant may assign the tenant's interest under this agreement or sub-let the premises.~~
- * ~~The tenant may not assign the tenant's interest under this agreement or sub-let the premises.~~
- * ~~The tenant may assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the lessor.~~


RIGHT OF TENANT TO AFFIX AND REMOVE FIXTURES

(* delete as appropriate)

- * ~~The tenant must not affix any fixture or make any renovation, alteration or addition to the premises.~~
- * ~~The tenant may only affix any fixture or make any renovation, alteration or addition to the premises with the lessor's written permission.~~
Verbal

THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Signed by the LESSOR/PROPERTY MANAGER



[Signature of lessor/property manager]

23, 01, 2023

Date

Signed by the TENANT/S (strike-out non-applicable signature blocks)



[Signature of tenant]

23, 01, 2023

Date



[Signature of tenant]

23, 01, 2023

Date

[Signature of tenant]

Date

[Signature of tenant]

Date

For further information about rights and obligations as a lessor or tenant, refer to the *Residential Tenancies Act 1987* or contact the Department of Mines, Industry Regulation and Safety on 1300 304 054 or www.dmirs.wa.gov.au/renting.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Mines, Industry Regulation and Safety (1300 304 054) for assistance.