

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 1.1 Lessor

| | | |
|--|--------|-------------------------------|
| Name/trading name Real Estate Now Pty Ltd | | |
| Address | | |
| 239 Bourbong Street, Bundaberg West 4670 | | Postcode 4670 |
| 1.2 Phone | Mobile | Email |
| (07) 4150 0100 | | bundaberg@renow.com.au |

Item 2 2.1 Tenant/s

| | |
|---------------------------|--|
| Tenant 1 | Full name/s Natasha Mulford |
| Phone 0481 974 542 | Email bundyshh01@gmail.com |
| Tenant 2 | Full name/s Christopher Mulford |
| Phone 0499681640 | Email bundyshhol@gmail.com |
| Tenant 3 | Full name/s |
| Phone | Email |

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3 3.1 Agent If applicable. See clause 43

| | | |
|--|--------|-------------------------------|
| Full name/trading name Real Estate Now Pty Ltd T/as Real Estate Now | | |
| Address | | |
| 239 Bourbong Street, Bundaberg West QLD | | Postcode 4670 |
| 3.2 Phone | Mobile | Email |
| (07) 4150 0100 | | bundaberg@renow.com.au |

Item 4 Notices may be given to (Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor
Email Yes No Facsimile Yes No

4.2 Tenant/s
Email Yes No **bundyshhol@gmail.com**
bundyshempandhealth@outlook.com Facsimile Yes No

4.3 Agent
Email Yes No **bundaberg@renow.com.au** Facsimile Yes No

Item 5 5.1 Address of the rental premises

| | | |
|--------------------------|--|----------------------|
| 148 George Street | | |
| Bundaberg QLD | | Postcode 4670 |

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

| | | |
|--|--|--|
| | | |
|--|--|--|

Item 6 6.1 The term of the agreement is ^{then periodic} fixed term agreement periodic agreement

6.2 Starting on **01 / 10 / 2021** 6.3 Ending on **01 / 03 / 2022**

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6



Item 7 Rent \$ per week fortnight month See clause 8(1)

Item 8 Rent must be paid on the day of each
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 **Method of rent payment** Insert the way the rent must be paid. See clause 8(3)

Details for direct credit

BSB no. Bank/building society/credit union

Account no. Account name

Payment reference

Item 10 **Place of rent payment** Insert where the rent must be paid. See clause 8(4) to 8(6)

Item 11 Rental bond amount \$ See clause 13

Item 12 **12.1 The services supplied to the premises for which the tenant must pay** See clause 16

Electricity Yes No Any other service that a tenant must pay Yes No
Gas Yes No Type See special terms (page 8)
Phone Yes No

12.2 Is the tenant to pay for water supplied to the premises See clause 17
 Yes No

Item 13 **If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay.** For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity Any other service stated in item 12.1
Gas See special terms (page 8)
Phone

Item 14 **How services must be paid for** Insert for each how the tenant must pay. See clause 16(d)
Electricity
Gas
Phone
Any other service stated in item 12.1
See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises See clause 23

Item 16 **16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant?** See clause 22 Yes No

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 Yes No

Item 17 **17.1 Pets approved** Yes No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)
Type Number Type Number

Item 18 **Nominated repairers** Insert name and telephone number for each. See clause 31
Electrical repairs Phone
Plumbing repairs Phone
Other Phone

Part 3 Special terms Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

1. No Smoking inside premises
 2. You agree to maintain gardens and lawns at all times, you agree to keep inside clean and tidy at all times
 3. Rental Arrears-Real Estate now has a zero tolerance policy regarding rental arrears. The following procedure is followed when arrears occur:
1-2 days in Arrears Automated Email, 3-4 days in arrears Form 11 Notice to Remedy Breach, 8 days in arrears Form 12 Notice to Leave, 15 days in arrears Locks Changed +Tribunal application submitted.
 4. You agree to have the carpets professionally cleaned upon vacating the premises and hand receipt into our office
 5. You agree to have Pest Control carried out at the premises which includes cockroaches, ants and spiders .If pets are kept on the property you agree to include flea control with your pest spray upon vacating the premises, receipt to be handed to the our office.
 6. Should any maintenance be carried out at the property you agree to have an approved repairer contact you via the telephone before entering the property if an emergency and you cannot be contacted we will use the spare key held at our office to enter the property.
 7. It is the tenant's and approved occupant's responsibility to adequately insure their own property and possessions.
 8. In the event that you should break you lease term, you will be penalised on week rent plus GST. A let fee which is generally charged to the lessor to cover expenses of releasing the premises. You are also responsible for the rent until a suitable applicant is found to take over the property or when the lease expires (whichever comes first)
 9. No hooks, nails, screws, or adhesives are to be placed on walls, doors, ceilings without written permission from the lessor; Requests are to be made in writing.
 10. Any pets on the premises are to be kept outside at all times.
 11. You are not to remove the smoke alarms at any time and to contact the office should you have any issues regarding them.
 12. If there is a pool at the premises you are to maintain the pool with chemicals and monthly services unless stated otherwise
 13. Tenants are responsible for replacing all light bulbs.
 14. Excess water is to be paid after the amount of 182 KL is reached per every six months at \$1.65 per KL.
 15. Should there be solar panels the tenant is to pay directly to the electricity board unless the solar panels are still in the owner's name therefore the electricity will be charged to the owner and the bill will be forwarded to the real-estate for the tenant to pay.
 16. Upon vacating the property on inspection if the property has not been cleaned properly the real estate will call in a professional cleaner to clean the property at the tenants expense, if the lawns and gardens are not done a professional gardener will be called in at the tenants expense.
- The owner is not responsible for pest spray during tenacy

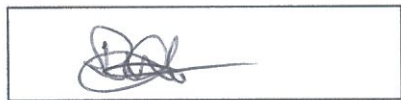
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA—give this form to the tenant/s, keep a copy for your records.**

Signature of lessor/agent

Name/trading name

Real Estate Now Pty Ltd T/as Real Estate Now

Signature



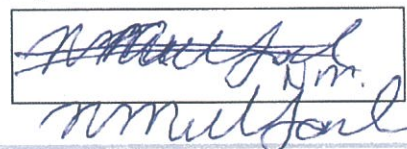
Date 17 / 09 / 2021

Signature of tenant 1

Print name

Natasha Mulford

Signature



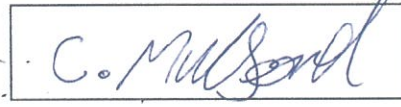
Date 2019121

Signature of tenant 2

Print name

Christopher Mulford

Signature



Date 2019121

Signature of tenant 3

Print name

Signature

Date / /