

Periodic – residential tenancy agreement

All parties to this agreement should consider seeking legal advice about their rights and obligations

Landlord: (Landlord details must be completed even if an agent is acting for the landlord)

Insert full name/s: CORMACK FAMILY SUPERANNUATION FUND	
Address for service of documents (must not be agent's address): PO BOX 721	
SALSBURY SA	Postcode: 5108
Contact telephone number (only required if no agent is managing the property for the landlord): 0409 99 23 88	

Agent:

Insert name of registered agent or person managing the property for the landlord:		
Address (for service of documents):		RLA:
		Postcode:
Telephone:	Mobile:	Email address for service of notice or document:

Tenant:

Insert full name of tenant 1: SAMUEL BLAKE MEASDAY	
Contact telephone number: 0415 752 478	Email address for service of notice or document: sam-measday@hotmail.com
Insert full name of tenant 2:	
Contact telephone number:	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:

Address of premises:

SIDE FLAT 30 TIKANA ROAD, LOCHIEL SA 5510
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Commencement of agreement:

Start date: 29 / 5 / 2023

Bond amount:

\$300.00

Rent:

Weekly amount: \$150.00	Payment of rent will be made on: Insert day of week rent is due WEDNESDAY	of each week/fortnight/month FORTNIGHT
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Does the property meet minimum housing standards? (see Housing Improvement Act 2016) Yes No

Is there a rent control notice or order on the property? Yes No

(if yes, provide details in 'Additional terms of agreement')

Method of payment of rent: An option to pay the rent without attending the premises must be offered to the tenant.

How/where is the rent to be paid:

EFT TO FUND ACCOUNT

Domestic appliance requiring instruction: Manufacturers' manuals, or written or oral instructions must be given.

List all appliances or devices provided as part of the agreement that the tenant should expect instructions for e.g. air conditioner:

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Water use and supply: Unless there is a specific agreement with the tenant, if the water supply is separately metered, the tenant is responsible to pay for all water use and the water supply charge.

Tick one box:

All water use and supply charge <input type="checkbox"/>	All water use only <input type="checkbox"/>	Supply charge only <input type="checkbox"/>	Other <input checked="" type="checkbox"/> NON MAINS WATER	Insert details of other agreement:
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The tenant is not required to pay charges for water unless the landlord asks for payment within 3 months of the issue of the bill, or the tenant requested a copy of the account and the landlord failed to provide it (at no cost) within 30 days.

Exclusions:

List parts of the premises that are not included in this agreement. Give as much detail as possible:

MAIN HOUSE.....
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.....
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Terms of agreement

1. Application of the Act and Regulations

The Residential Tenancies Act 1995 and related regulations apply to all residential tenancy agreements in South Australia. An agreement or arrangement that is inconsistent with the Act is invalid.

2. Maintenance of premises – landlord

The landlord will hand over the premises in a reasonably clean condition, maintain it in a reasonable state of repair and meet all health and safety legal requirements.

3. Maintenance of premises – tenant

The tenant will keep the premises in a reasonably clean condition and notify the landlord of any damage or repair. The tenant must not intentionally or negligently cause or allow damage to the premises.

4. Use of premises

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

18. Termination by tenant – no specific reason

The tenant can terminate the agreement by giving at least 21 days, or a period equivalent to a single tenancy period (whichever is longer) notice without specifying any reason for the notice. The notice must be given in the written form required by regulation.

19. Insurance

If parties want to insure the property; the landlord would be responsible to insure their dwelling, fixtures and fittings. The tenant would be responsible to insure their personal belongings and furnishings.

Additional terms of agreement

Insert any other terms of the agreement – a term must not contradict the tenancies legislation:

LEASE TO RUN DURING EMPLOYMENT.....

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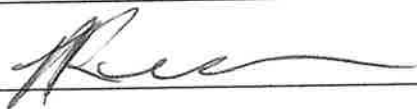
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The landlord must give the tenant a copy of this agreement after it is signed.


Any variation to this agreement must be in writing and dated and signed by the landlord and tenant.

The landlord must keep a copy of this agreement and any variation – in paper or electronic form – for at least two years after the agreement ends.

Signature of landlord/s or agent:

	Date:	22 / 5 / 23
	Date:	/ /

Signature of tenant/s: *Make sure you read all terms of this agreement before signing*

	Date:	29 / 5 / 23
	Date:	/ /
	Date:	/ /

For general tenancy information contact Consumer and Business Services on 131 882, or visit sa.gov.au/tenancy/renters

