

RESIDENTIAL TENANCY AGREEMENT
RESIDENTIAL TENANCIES REGULATION 2010

(SUITABLE FOR A TENANCY WHERE THE TERM OF RESIDENTIAL TENANCY AGREEMENT DOES NOT EXCEED 3 YEARS)

IMPORTANT NOTES ABOUT THIS AGREEMENT

1. The tenant should be given time to read this agreement (including the completed condition report) and to obtain appropriate advice if necessary.
2. A landlord or landlord's agent must give a tenant an approved form of information statement (which explains both parties' rights and obligations under this agreement) published by NSW Fair Trading before the tenant enters into the residential tenancy agreement.
3. If this agreement has a fixed term of more than 3 years, it must be annexed to the form approved by the Registrar-General for registration under the *Real Property Act 1900*. In that circumstance, the parties should seek their own independent legal advice to ensure this agreement is in a registrable form.

This agreement is made on / / at between

LANDLORD [Insert name of landlord(s) and contact details]

Name/s NT Consulting PTY Limited ATF The Staroselsky Superannuation fund A.B.N. (if applicable) _____
 Contact Details Lena Staroselsky Care of Agent Yes No
0414 209 145 LENASTAR999@GMAIL.COM

TENANT [Insert name of tenant(s) and contact details]

RICHIE LIGHTFOOT - 0431101967
ADAM STUART - 0411313511

LANDLORD'S AGENT DETAILS [Insert name of landlord's agent (if any) and contact details]

Licensee _____
 Trading as _____ A.B.N. _____
 Address _____
 _____ Postcode _____
 Phone _____ Fax _____ Mobile _____ Email _____

TENANT'S AGENT DETAILS [Insert name of tenant's agent (if any) and contact details]

If appointed, all notices and documents given to the tenant must also be given to the tenant's agent

Name/s _____ A.B.N. _____
 Address _____
 _____ Postcode _____
 Phone _____ Fax _____ Mobile _____ Email _____

TERM OF AGREEMENT

The term of this agreement is: 12 weeks/months/years
 starting on 27/10/2017 and ending on 27/10/2018 [Cross out if not applicable]

RESIDENTIAL PREMISES

The residential premises are [Insert address]

Address 50 GOVERNMENT RD
BEACON HILL Postcode 2100

The residential premises include: [Include any additional matters, such as a parking space or furniture provided]

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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 \$ 1100 per week payable in advance starting on / / 20 .

The method by which the rent must be paid:

(a) to Landlord at westpac by cash or cheque, or

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

BSB number: 437005 Account number: 437005
Account name: 032099 NT Consulting PTY LTD ATF the Starogelsky Supv Fund
Payment reference: Richie, or

(c) as follows: automatic bank transfer

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 \$ 4400 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 landlord

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.

RESIDENTIAL TENANCY AGREEMENT

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

SIGNED BY THE LANDLORD

in the presence of: Boris Staroselsky
(Name of witness)

[Signature]
(Signature of witness)

Lena Staroselsky

(Signature of landlord)

SIGNED BY THE TENANT

in the presence of: Boris Staroselsky
(Name of witness)

[Signature]
(Signature of witness)

[Signature]

ADAM STUART.

(Signature of tenant)

in the presence of: _____
(Name of witness)

(Signature of witness)

RICHIE LIGHTFOOT

[Signature]

(Signature of tenant)

in the presence of: _____
(Name of witness)

(Signature of witness)

(Signature of tenant)

in the presence of: _____
(Name of witness)

(Signature of witness)

(Signature of tenant)

The tenant acknowledges that, at or before the time of signing this residential tenancy agreement, the tenant was given a copy of an information statement published by NSW Fair Trading.

(Signature of tenant)

(Signature of tenant)

(Signature of tenant)

(Signature of tenant)

For information about your rights and obligations as a landlord or tenant, contact:

- (a) NSW Fair Trading on 13 32 20 or www.fairtrading.nsw.gov.au, or
- (b) Law Access NSW on 1300 888 529 or www.lawaccess.nsw.gov.au, or
- (c) your local Tenants Advice and Advocacy Service at www.tenants.org.au