

**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 19/10/2017 at 2A Elsie rd Beacon Hill between

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

 Name/s NT consulting AT the Staroselsky sup rannuaction fund A.B.N. (if applicable)

 Contact Details Lena Staroselsky 0414 209145 Care of Agent  Yes  No  
lena star 999@GMAIL.COM
**TENANT** [Insert name of tenant(s) and contact details]

Ali Mosharraf Boroujeni 0481 235842 alimosharaf@yahoo.com
Moushin Barzemehri 0431 414699
Kiarash Mosharraf Boroujeni
**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: Twelve months weeks/months/years  
 starting on 29/10/2017 and ending on 28/10/2018 [Cross out if not applicable]

**RESIDENTIAL PREMISES**

The residential premises are [Insert address]

 Address 2A Elsie rd Beacon Hill Postcode 2100

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

airconditioning, 2 cloth lines



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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 \$ 590 per week payable in advance starting on 29/10/2017.

The method by which the rent must be paid:

(a) to Westpac landlord at Westpac by cash or cheque, or

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

BSB number: 032099 Account number: 437005

Account name: NT consulting LTD AT the Staroel / sg superannuation

Payment reference: 2A Ethier rd, or

(c) as follows: automated 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 \$ 2360 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 3 persons may ordinarily live in the premises at any one time.

#### URGENT REPAIRS

Nominated tradespeople for urgent repairs and their contact details: for all repairs contact below

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

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

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

call Boris Staroselsky 0410425800

#### 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:

Ali Mosharraf Boroujen; (Name of witness)  
[Signature] (Signature of witness)

Luna Starosky  
[Signature] (Signature of landlord)

**SIGNED BY THE TENANT**

in the presence of:

Noushin Bavzamehri (Name of witness)  
[Signature] (Signature of witness)

Ali Mosharraf Boroujen;  
[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)

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](http://www.fairtrading.nsw.gov.au), or
  - (b) Law Access NSW on 1300 888 529 or [www.lawaccess.nsw.gov.au](http://www.lawaccess.nsw.gov.au), or
  - (c) your local Tenants Advice and Advocacy Service at [www.tenants.org.au](http://www.tenants.org.au)