

Standard form from 30 October 2016

Residential tenancy agreement



Fair Trading

Landlord Name (1):

The Staroselsky superfund

Landlord Name (2):

Address for service of notices (can be an agent's address):

118 barradoo rd Barradoo

Postcode: 2576

Telephone number (of landlord or agent):

Tenant's Name (1):

Sergio Mauro Valenta

Tenant's Name (2):

Elizabeth Francis Jones

Tenant's Name (3):

Daniel Valenta (son)

Add all other tenants here:

Address for service of notices (if different to address of premises):

e-mail address liz.at.alpha.ad@GMAIL.COM
phone contact 0410 012 855 (Sergio) 0404 822 296
(Liz) ↑ Postcode:

Telephone number/s:

Landlord's agent:

Boris Staroselsky 0410 425800

Address for service of notices: Elena Staroselsky 0414209145

118 barradoo rd Barradoo

Postcode: 2576

Telephone number/s:

Premises:

(a) location

50 Government rd Beacon Hill 2100

(b) inclusions

dishwasher, curtains and blinds, aircond garage opener
Insert inclusions, for example a common parking space or furniture provided. Attach a separate list if necessary.

Term:

The term of this agreement is 12 weeks/months/years. For a fixed term agreement insert the term. Otherwise leave blank or write 'periodic' 12 months

starting on 15/11/2018 and ending on 14/11/2019

Rent: \$2140 a week fortnight payable in advance starting on 31/10/2018 first com then 29/11/2018 &

fortnightly

The method by which the rent must be paid:

(a) to _____ at _____

by cash or cheque, or

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

BSB number: 032-099 account number: 437 005

account name: The Staroselsky Superfund

payment reference: 50 Gourd

(c) as follows: as automated bank transfer fortnightly ^{or}

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 \$ 4280 must be paid by the tenant ^{after} on signing this agreement. The amount of the rental bond must not be more than 4 weeks rent. *It will be paid on receiving the key*

IMPORTANT INFORMATION

Maximum number of occupants

No more than 3 persons may ordinarily live in the premises at any one time.

Urgent repairs *contact Boris Staroselsky 0410425800*

Nominated tradespeople for urgent repairs
Electrical repairs: _____ Telephone: _____
Plumbing repairs: _____ Telephone: _____
Other repairs: _____ Telephone: _____

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.

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.~~ *tenant receive the key*

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.

Signed by the landlord/agent

Name of landlord/agent

Elena Staroselsky

Signature of landlord/agent

on the 30 day of 10 20_2018

in the presence of (witness)

Name of witness

Daniel Valenta

Signature of witness

Signed by the tenant (2)

Name of tenant

SERGIO VALENIA

Signature of tenant

on the 31 day of 10 20_18

in the presence of (witness)

Name of witness

Daniel Valenta

Signature of witness

Signed by the tenant (1)

Name of tenant

ELIZABETH JONES

Signature of tenant

on the 31st day of 10 20_18

in the presence of (witness)

Name of witness

Daniel Valenta

Signature of witness

Signed by the tenant (3) and any other tenants

Name of tenant/s

Signature of tenant/s

on the ___ day of ___ 20__

in the presence of (witness)

Name of witness

Signature of witness

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

Signature of tenant/s

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