

## Residential lease agreement for 2/32 Guilford St, Clare

**Lessor:** Spring Gully Estate, atf Thomson Family Superannuation Fund  
Craig & Lisa Thomson  
ACN: 161 753 797  
PO Box 326  
Clare SA 5453  
8843 4143 / 0428 813 701

**Lessee:** Anthony Rametta  
2/32 Guilford St  
Clare, SA 5453  
419 901 892

**Lease term:** Commence from 8<sup>th</sup> October 2021  
Rent of \$540 Fortnightly  
(Review of rent every twelve months &/or at any change of circumstance)

### Maintenance of Premises- Landlord

The landlord will hand over the Premise & ancillary property in a reasonable state of cleanliness, maintain the premise in a reasonable state of repair & abide by all legal requirements regarding the building & health & safety in respect of the premise.

Major maintenance & repair of the premise not due to the Tenant's misuse, waste, or neglect will be the responsibility of the Landlord.

### Maintenance of Premises – Tenant

The tenant will keep the Premise & ancillary property in a reasonable state of cleanliness & will notify the landlord of any damage to the Premise or any state of disrepair that arises during tenancy. The tenant must not intentionally or negligently cause or permit damage to the Premise or ancillary property.

### Utilities

The tenant is responsible for the payment of utilities, including electricity, water, gas.

### Insurance

Landlord is responsible for the dwelling, fixtures & fittings. Tenant is responsible to insure personal belongings & furnishings

As agreed on \_\_\_\_ October 8<sup>th</sup> 2021, by

Craig Thomson  & Lisa Thomson 

Anthony Rametta 