

General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008

Part 1 Tenancy details

Item
1

1.1 Lessor

Name/trading name John and Susan Callus C/- Harcourts Coastal

Address

Harcourts Coastal

PO Box 237 The Oasis Broadbeach

QLD

Postcode 4218

1.2 Phone

Mobile

Email

07 55 266 999

rentals@coastal.com.au

Item
2

2.1 Tenant/s

Tenant 1 Full name/s Scott Stewart

Phone 0434061449

Email scottstew8@gmail.com

Tenant 2 Full name/s

Phone

Email

Tenant 3 Full name/s

Phone

Email

2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item
3

3.1 Agent If applicable. See clause 43

Full name/trading name Harcourts Coastal

Address

16 Queensland Avenue

Broadbeach, QLD

BROADBEACH

QLD

Postcode 4218

3.2 Phone

Mobile

Email

07 5526 6999

lorraine.reynolds@coastal.com.au

Item
4

Notices may be given to

(Indicate if the email is different from item 1, 2 or 3 above)

4.1 Lessor

Email Yes ☒ No ☐ rentals@coastal.com.au

Facsimile Yes ☒ No ☐

4.2 Tenant/s

Email Yes ☒ No ☐ scottstew8@gmail.com

Facsimile Yes ☐ No ☒

4.3 Agent

Email Yes ☒ No ☐ lorraine.reynolds@coastal.com.au

Facsimile Yes ☒ No ☐

Item
5

5.1 Address of the rental premises

4/216 Marine Pde

Labrador

QLD

Postcode 4215

5.2 Inclusions provided. For example, furniture or other household goods let with the premises. Attach list if necessary

As per Entry Condition Report

Item
6

6.1 The term of the agreement is ☐ fixed term agreement ☒ periodic agreement

6.2 Starting on 17 / 07 / 2020

6.3 Ending on / /

Fixed term agreements only.
For continuation of tenancy agreement, see clause 6

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Item 7 Rent \$ 350 per ☒ week ☐ fortnight ☐ month See clause 8(1)

Item 8 Rent must be paid on the day of each week
Insert day. See clause 8(2) Insert week, fortnight or month

Item 9 Method of rent payment Insert the way the rent must be paid. See clause 8(3)

Electronic Fund Transfer OR Electronic funds transfer, bank cheque or money order

Details for direct credit

BSB no. 184446 Bank/building society/credit union Macquarie Bank

Account no. 303448765 Account name Harcourts Coastal Rental Trust

Payment reference

Item 10 Place of rent payment Insert where the rent must be paid. See clause 8(4) to 8(6)

16 Queensland Avenue, Broadbeach QLD 4218

Item 11 Rental bond amount \$ 1400 See clause 13

Item 12 12.1 The services supplied to the premises for which the tenant must pay See clause 16

Electricity ☒ Yes ☐ No Any other service that a tenant must pay ☒ Yes ☐ No
 Gas ☒ Yes ☐ No Type See special terms (page 8)
 Phone ☒ Yes ☐ No

12.2 Is the tenant to pay for water supplied to the premises See clause 17

☐ Yes ☒ No

Item 13 If the premises is not individually metered for a service under item 12.1, the apportionment of the cost of the service for which the tenant must pay. For example, insert the percentage of the total charge the tenant must pay. See clause 16(c)

Electricity Any other service stated in item 12.1
 Gas See special terms (page 8)
 Phone

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)

Electricity As account holder, direct to the supplier

Gas As account holder, direct to the supplier

Phone As account holder, direct to the supplier

Any other service stated in item 12.1
 See special terms (page 8)

As account holder, direct to the supplier

Item 15 Number of persons allowed to reside at the premises 0 See clause 23

Item 16 16.1 Are there any body corporate by-laws applicable to the occupation of the premises by a tenant? ☒ Yes ☐ No
 See clause 22

16.2 Has the tenant been given a copy of the relevant by-laws See clause 22 ☒ Yes ☐ No

Item 17 17.1 Pets approved ☐ Yes ☒ No See clause 24(1)

17.2 The types and number of pets that may be kept See clause 24(2)

Type Number Type Number

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31

Electrical repairs Austech Electrical Phone 0414786152

Plumbing repairs Blarney Plumbing Phone 0450327970

Other A1 Locksmith Phone 0418755814

Part 3 Special terms Insert any special terms here and/or attach a separate list, if required. See clause 17(5)

Refer to attached special terms approved by the Real Estate Institute of Queensland

Refer to Annexure A and B

Names of Approved Occupants

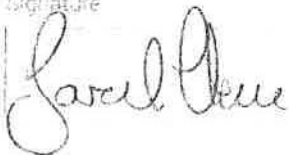
The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. **Do not send to the RTA - give this form to the tenant/s. keep a copy for your records.**

Signature of lessor/agent

Name/trading name

SARAH Clark

Signature



Date 31/7/2020

Signature of tenant 1

Print name

Scott Stewart

Signature



Date 31/7/20

Signature of tenant 2

Print name

Signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /