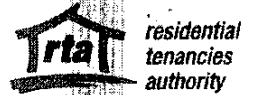


# General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



## Part 1 Tenancy details

Item 1

### 1.1 Lessor

Name/trading name **Minahan Custodian Pty Ltd**

Address

**5 Shearwater Ct AROONA QLD** Postcode **4551**

1.2 Phone **NA** Mobile **0414 967 437** Email **speedmaster610@gmail.com**

Item 2

### 2.1 Tenant/s

Tenant 1 Full name/s **Dean Brown**

Phone **0429 101 690** Email **dbracing48@outlook.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 **NA**

Address

Postcode

3.2 Phone Mobile Email

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  **NA** Facsimile Yes  No

#### 4.2 Tenant/s

Email Yes  No  **NA** Facsimile Yes  No

#### 4.3 Agent

Email Yes  No  **NA** Facsimile Yes  No

Item 5

### 5.1 Address of the rental premises

**26 Allen Street**

**Moffat Beach** Postcode **4551**

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

**NA**

Item 6

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

6.2 Starting on **7 / 04 /2016** 6.3 Ending on **6 / 04 /2017**

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



General tenancy agreement (Form 18a)

Residential Tenancies and Rooming Accommodation Act 2008



Item 7 Rent \$ 2500 per  week  fortnight  month See clause 8(1)

Item 8 Rent must be paid on the Seventh day of each Month
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)
Cash or direct deposit

Details for direct credit
BSB no. 0 1 4 3 0 6 Bank/building society/credit union ANZ
Account no. 4 5 5 8 6 8 5 9 4 Account name Minahan Custodian Pty Ltd
Payment reference Allen St

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

Item 11 Rental bond amount \$ NA See clause 13

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

Item 14 How services must be paid for Insert for each how the tenant must pay. See clause 16(d)
Electricity NA
Gas NA
Phone NA
Any other service stated in item 12.1 See special terms (page 8)

Item 15 Number of persons allowed to reside at the premises 6 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 Dog Number 1 Type Cat Number 1

Item 18 Nominated repairers Insert name and telephone number for each. See clause 31
Electrical repairs Accord Electrical Phone 07 5438 2382
Plumbing repairs Wurtulla Plumbing Phone 07 5491 6746
Other NA Phone

**Part 3 Special terms** Insert any special terms here and/or attach a separate list if required. See clause 2(3) to 2(5)

Empty lined area for special terms.

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  
Minahan Custodian Pty Ltd

Signature: [Handwritten Signature] Date 07 / 04 / 2016

**in the presence of (witness)**

Print name  
DAMIAM PARADELA

Witness signature: [Handwritten Signature] Date 07 / 04 / 2016

**Signature of tenant 1**

Print name  
Dean Brown

Signature: [Handwritten Signature] Date 07 / 04 / 2016

**in the presence of (witness)**

Print name  
[Handwritten Name]

Witness signature: [Handwritten Signature] Date 7 / 4 / 16

**Signature of tenant 2**

Print name

Signature: [Blank] Date / /

**in the presence of (witness)**

Print name

Witness signature: [Blank] Date / /

**Signature of tenant 3**

Print name

Signature: [Blank] Date / /

**in the presence of (witness)**

Print name

Witness signature: [Blank] Date / /