

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 Mobile Email
NA **0414 967 437** **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



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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

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 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

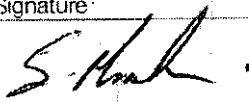
Other NA Phone

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

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

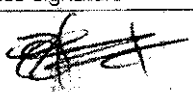
Name/trading name
Minahan Custodian Pty Ltd

Signature


Date **07 / 04 / 2016**

in the presence of (witness)


Print name
DAMIAN PARADELA

Witness signature


Date **07 / 04 / 2016**

Signature of tenant 1

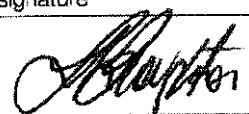
Print name
Dean Brown

Signature


Date **07 / 04 / 2016**

in the presence of (witness)

Print name
MS. BLONDET

Witness signature


Date **7 / 4 / 16**

Signature of tenant 2

Print name

Signature

Date / /

in the presence of (witness)

Print name

Witness signature

Date / /

Signature of tenant 3

Print name

Signature

Date / /

in the presence of (witness)

Print name

Witness signature

Date / /