

GRANNY FLAT AGREEMENT

Property Location: _____ Agreement Date: _____

Parties:

Landowner Full Name: _____

Landowner Address: _____

Tenant Full Name: _____

Tenant Address: _____

Grant of Licence:

The Landowner hereby grants to the Tenant a non-exclusive licence to occupy and use the granny flat located on the Property described above, subject to the terms and conditions of this Agreement.

Term of Licence:

The licence shall commence on the date of this Agreement and continue until terminated by either party in accordance with this Agreement.

Licence Fee and Payment:

Licence Fee Amount: _____ AUD

Payment Frequency and Method: _____

Use of Granny Flat:

The Tenant agrees to use the granny flat solely for residential purposes and shall not use the premises for any commercial or illegal activities.

Maintenance and Repairs:

The Tenant shall keep the granny flat clean and in good condition and shall notify the Landowner promptly of any damage or necessary repairs. The Landowner is responsible for structural repairs and maintenance.

Utilities and Services:

Unless otherwise agreed, the Tenant shall be responsible for payment of all utilities and services consumed in the granny flat during the term of this Agreement.

Access:

The Landowner reserves the right to enter the granny flat upon reasonable notice for inspection, repair, or other lawful purposes.

Termination:

Either party may terminate this Agreement by giving written notice to the other party. Upon termination, the Tenant shall vacate the granny flat and remove all personal property.

Liability and Insurance:

The Tenant agrees to indemnify and hold harmless the Landowner from any claims arising from the Tenant's use of the granny flat. The Tenant is encouraged to maintain appropriate insurance coverage.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Australia and the relevant State or Territory.

Dispute Resolution:

The parties agree to attempt to resolve any disputes arising under this Agreement through mediation or other non-litigious means prior to commencing legal proceedings.

Entire Agreement:

This Agreement constitutes the entire understanding between the parties with respect to the subject matter and supersedes all prior negotiations and agreements.

Amendments:

No amendment or variation of this Agreement shall be effective unless in writing and signed by both parties.

Severability:

If any provision of this Agreement is held invalid or unenforceable, the remainder shall remain in full force and effect.

Signatures:

LANDOWNER'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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