

SIMPLE LEASE AGREEMENT

Location: _____ Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Property Details:

Address of Property: _____

Type of Property: _____

Term of Lease:

Lease Start Date: _____ (no dates)

Lease End Date: _____ (no dates)

Rent and Payment:

Monthly Rent Amount: _____ AUD

Payment Method: _____

Payment Due Date Each Month: _____

Security Deposit:

Amount Held as Security Deposit: _____ AUD

Deposit Held By Landlord Until End of Lease.

Use of Property:

The Tenant shall use the Property solely for residential purposes and shall comply with all laws, by-laws, and regulations relating to the Property and its use. The Tenant shall not cause nuisance, damage, or disturbance to neighbours or the Landlord.

Maintenance and Repairs:

The Landlord shall maintain the Property in a reasonable state of repair and fit for habitation. The Tenant shall promptly notify the Landlord of any damage or need for repairs and shall keep the Property reasonably clean and undamaged.

Utilities and Services:

Tenant shall be responsible for payment of all utilities and services supplied to the Property except those specifically paid by Landlord as agreed.

Entry by Landlord:

Landlord may enter the Property upon reasonable notice to the Tenant to inspect, repair, or show the Property. Entry in emergencies may be without notice as permitted by law.

Termination:

Either party may terminate this Agreement by providing written notice in accordance with the minimum notice periods required by Australian law. Tenant shall vacate the Property on or before the end date of the lease term or such termination date.

Return of Security Deposit:

Landlord shall return the Security Deposit to Tenant within the timeframe required by law, less any lawful deductions for damage, unpaid rent, or other breaches.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Australia and the applicable state or territory laws.

Dispute Resolution:

The parties agree to attempt to resolve disputes arising out of this Agreement by negotiation or mediation before resorting to litigation.

Entire Agreement:

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations or agreements, whether written or oral.

Amendments:

Any amendment or variation to this Agreement must be in writing and signed by both parties to be effective.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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