

SIMPLE RENTAL AGREEMENT

Location: _____ Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name: _____

Tenant Address: _____

Property Details:

Rental Property Address: _____

Type of Property: _____

Term of Tenancy:

Commencement Date: _____ (dd/mm/yyyy)

Termination Date: _____ (dd/mm/yyyy)

Rent and Payment:

Rent Amount: _____ AUD

Payment Frequency (e.g. weekly, monthly): _____

Payment Method: _____

Security Deposit:

Deposit Amount: _____ AUD

Deposit Held By: _____

Use of Property:

The Tenant shall use the Property for residential purposes only and shall comply with all applicable laws and regulations. No illegal activities shall be conducted on the Property. Tenant shall not sublet or assign this Agreement without the Landlord's prior written consent.

Maintenance and Repairs:

The Landlord shall maintain the Property in a reasonable state of repair and fit for habitation. The Tenant shall keep the Property clean and notify the Landlord promptly of any damage or defect. Tenant shall be responsible for any damage caused by their negligence or misuse.

Utilities and Services:

Unless otherwise agreed, the Tenant shall be responsible for payment of all utilities and services supplied to the Property during the tenancy, including but not limited to electricity, gas, water, internet, and telephone.

Access to Property:

The Landlord may enter the Property upon giving reasonable notice (at least 24 hours) to the Tenant for inspection, repairs, or to show the Property to prospective tenants or buyers, except in cases of emergency where no notice is required.

Termination:

Either party may terminate this Agreement by giving written notice in accordance with the minimum notice periods required by Australian tenancy laws. Upon termination, the Tenant shall vacate the Property and return all keys to the Landlord. The Landlord shall return the security deposit less any lawful deductions within the period prescribed by law.

Default and Remedies:

If the Tenant breaches any term of this Agreement, the Landlord may issue a notice to remedy the breach within the time prescribed by law. Failure to remedy the breach may result in termination of tenancy and legal action. The Tenant may also seek remedies if the Landlord breaches this Agreement.

Insurance:

The Landlord is responsible for insuring the Property structure. The Tenant is encouraged to obtain contents insurance for personal belongings. Neither party is liable for damage or loss caused by events beyond their control, except as provided by law.

Legal Compliance:

This Agreement is governed by the laws of the Commonwealth of Australia and the applicable state or territory legislation. Any disputes arising under this Agreement shall be resolved in accordance with such laws and through the appropriate tribunal or court.

Miscellaneous:

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings. Any amendments must be in writing and signed by both parties. If any provision is found invalid, the remainder shall remain enforceable.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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