

SIMPLE RESIDENTIAL TENANCY AGREEMENT

Premises Address: _____ Commencement Date: _____

Landlord Details:

Full Name: _____

Address: _____

Phone Number: _____

Email: _____

Tenant Details:

Full Name: _____

Address: _____

Phone Number: _____

Email: _____

Tenancy Details:

Term: _____ Rent Amount: _____ AUD

Rent Payment Frequency: _____

Bond Amount: _____ AUD

Payment Method: _____

1. PREMISES

The Landlord agrees to rent to the Tenant the residential premises described above (the “Premises”) on the terms of this Agreement.

2. TERM

The tenancy shall commence on the Commencement Date and continue for the agreed term. If no term is specified, the tenancy is periodic in accordance with applicable law.

3. RENT

The Tenant agrees to pay the Rent Amount specified above in advance at the frequency indicated by the Rent Payment Frequency, by the Payment Method. Rent is payable without deduction or set-off.

4. BOND

The Tenant shall pay the Bond Amount specified above before taking possession of the Premises. The Bond shall be held in accordance with the relevant Australian tenancy bond authority and legislation.

5. USE OF PREMISES

The Premises shall be used solely as a private residence by the Tenant and permitted occupants. The Tenant shall not conduct any illegal or commercial activity on the Premises.

6. MAINTENANCE AND REPAIRS

The Landlord shall maintain the Premises in a reasonable state of repair and comply with all health and safety laws. The Tenant shall keep the Premises clean and notify the Landlord promptly of any damage or needed repairs.

7. ALTERATIONS

The Tenant shall not make any alterations or additions to the Premises without the prior written consent of the Landlord.

8. ENTRY BY LANDLORD

The Landlord may enter the Premises for inspections, repairs, or to show the Premises to prospective tenants or buyers, following the notice requirements under applicable law.

9. UTILITIES

The Tenant shall be responsible for payment of utilities and services unless otherwise agreed in writing.

10. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign, sublet, or part with possession of the Premises without the prior written consent of the Landlord.

11. TERMINATION

This Agreement may be terminated by either party in accordance with the notice periods and procedures set out in the relevant legislation and this Agreement.

12. DEFAULT

If the Tenant fails to pay rent or breaches any term of this Agreement, the Landlord may take action including termination and recovery of possession in accordance with Australian law.

13. INSPECTION REPORTS

The Tenant acknowledges receiving the condition report at the commencement of the tenancy and agrees to return the Premises in similar condition, subject to fair wear and tear.

14. LEGAL COMPLIANCE

This Agreement is governed by and construed in accordance with the laws of the applicable Australian state or territory. The Tenant and Landlord agree to comply with all relevant legislation.

15. DISPUTE RESOLUTION

The parties agree to attempt to resolve any disputes arising under this Agreement by negotiation or mediation before commencing legal proceedings.

16. ADDITIONAL TERMS

Any additional terms agreed by the parties shall be set out here or attached as a schedule and form part of this Agreement.

17. ENTIRE AGREEMENT

This Agreement, including any schedules or attachments, constitutes the entire agreement between the parties and supersedes any prior understandings.

18. SEVERABILITY

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

19. NOTICES

All notices under this Agreement shall be in writing and given personally, by mail, or electronic communication to the addresses specified.

20. SIGNATURES

The parties have executed this Agreement as their free and voluntary act and acknowledge receipt of a copy.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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