

RESIDENTIAL TENANCY AGREEMENT

Premises Address: _____ Commencement Date: _____

Landlord Details:

Full Name: _____

Contact Number: _____

Email Address: _____

Tenant Details:

Full Name: _____

Contact Number: _____

Email Address: _____

Property Details:

Type of Premises: _____

Number of Bedrooms: _____

Furnished (Yes/No): _____

Term of Tenancy:

Fixed Term / Periodic (circle): _____

Term Length (if fixed): _____

Rent Details:

Rent Amount (AUD): _____

Payment Frequency (e.g. weekly): _____

Bond Amount (AUD): _____

Details of Bond Lodgement:

Bond Lodged With: _____

Bond Number (if known): _____

Clause 1 – Parties

This Agreement is made between the Landlord and the Tenant named above. The Landlord grants tenancy of the Premises to the Tenant subject to the terms and conditions set forth herein.

Clause 2 – Term

The tenancy shall commence on the Commencement Date and continue for the fixed term specified or as a periodic tenancy, subject to termination in accordance with this Agreement and applicable laws.

Clause 3 – Rent

The Tenant shall pay rent in the amount and frequency specified above, payable in advance by the due date, without deduction or set-off, unless otherwise agreed in writing.

Clause 4 – Bond

The Tenant shall pay the Bond Amount specified above prior to or on the Commencement Date. The Bond will be lodged with the appropriate authorised authority in accordance with the Residential Tenancies Act applicable in the State or Territory of Australia.

Clause 5 – Use of Premises

The Tenant agrees to use the Premises exclusively for residential purposes and to keep the Premises clean and in good condition, complying with all relevant laws and not causing damage or nuisance.

Clause 6 – Repairs and Maintenance

The Landlord is responsible for repairs and maintenance required to keep the Premises in a reasonable state of repair. The Tenant shall notify the Landlord promptly of any damage or defect.

Clause 7 – Entry to Premises

The Landlord or agent may enter the Premises to inspect, repair, or show to prospective tenants or purchasers, giving the Tenant proper notice as required by law.

Clause 8 – Utilities and Services

The Tenant shall be responsible for payment of all utilities and services connected to the Premises unless otherwise agreed.

Clause 9 – Alterations

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

Clause 10 – Subletting and Assignment

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

Clause 11 – Termination

This Agreement may be terminated by either party in accordance with the applicable Residential Tenancies legislation, subject to required notice periods.

Clause 12 – Return of Premises

At the end of the tenancy, the Tenant shall return the Premises in a clean and undamaged condition, reasonable wear and tear excepted.

Clause 13 – Dispute Resolution

Any disputes arising out of or relating to this Agreement shall be resolved in accordance with the Residential Tenancies Act and related dispute resolution bodies in the applicable Australian State or Territory.

Clause 14 – Additional Terms

Any additional terms agreed by the parties are set out in the attached Schedule (if any) and form part of this Agreement.

Clause 15 – Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations or understandings.

Clause 16 – Governing Law

This Agreement is governed by the laws of the State or Territory of Australia in which the Premises is located.

Clause 17 – Privacy

The parties agree to collect, use, and disclose personal information in accordance with applicable privacy laws and for the purposes of this tenancy.

Clause 18 – Signatures

This Agreement may be signed in counterparts, including electronic signatures, each of which shall be treated as an original.

LANDLORD'S SIGNATURE**TENANT'S SIGNATURE**

Signature: _____

Signature: _____

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