

YOUR LOGO
HERE

RESIDENTIAL TENANCY AGREEMENT (VIC)
Regulation 7

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This agreement is made on the day of 20
at.....

BETWEEN

LANDLORD: Company Pty Ltd

Address: 18 Bradley St Ashworth 3205

Whose agent is: Other Company Pty Ltd ACN: 333 222 111

Address: 1 Perth Street Perth

Telephone: 5000

AND

TENANT(S):

Name: Andrew Smith

1. PREMISES

The landlord lets the premises known as 1 Brisbane Street Brisbane 7000..

2. RENT

The rent amount is Seventh per week;

The date the first rent payment is due is 25/02/2010;

Pay period: monthly monthly on the 6th of each month.

Place of payment: 1 Brisbane Street Brisbane 7000.

3. BOND

The tenant must pay a bond of 1500 to the Agent on 10/02/2010.

In accordance with the *Residential Tenancies Act 1997 (Vic)*, the landlord must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond.

If there is more than one tenant and they do not contribute equally to the total bond, the amounts they each contribute are listed here:

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Residential Tenancy Agreement (Vic)

NAME: Andrew Craig AMOUNT: \$300

NAME: John Smith AMOUNT: \$125

NAME: Fred Flinders AMOUNT: \$1075

If the tenant does not receive a bond receipt from the Residential Tenancies Bond Authority within 15 business days of paying a bond, the tenant should contact the Residential Tenancies Bond Authority.

4. PERIOD

The period of the agreement is 6 months commencing on 26/02/2010 and ending on 180 days after the start date.

Unless the agreement terminates in accordance with the *Residential Tenancies Act 1997*, the agreement will continue as a periodic tenancy.

5. CONDITION OF THE PREMISES

The LANDLORD must:

- (a) ensure that the premises are maintained in good repair; and
- (b) if the landlord owns or controls the common areas relating to those premises, take reasonable steps to ensure that the common areas are maintained in good repair.

6. DAMAGE TO THE PREMISES

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging the premises and any common areas.
- (c) The TENANT, who becomes aware of damage to the rented premises, must give notice to the LANDLORD of any damage to the premises as soon practicable.

7. CLEANLINESS OF THE PREMISES

- (a) The LANDLORD must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.

Initial: _____

- (b) The TENANT must keep the premises in a reasonably clean condition during the period of the agreement.

8. USE OF PREMISES

- (a) The TENANT must not use or allow the premises to be used for any illegal purpose.
- (b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighbouring premises.

9. QUIET ENJOYMENT

The LANDLORD must take all reasonable steps to ensure that the TENANT has quiet enjoyment of the premises.

10. ASSIGNMENT OR SUB-LETTING

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD's consent must not be unreasonably withheld.
- (b) The LANDLORD must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the landlord in relation to the preparation of a written assignment of the agreement.

11. RESIDENTIAL TENANCIES ACT 1997

Each party must comply with the *Residential Tenancies Act 1997*. (NOTE: Reference should be made to the **Residential Tenancies Act 1997** for further rights and duties.)

Signed by the landlord: _____

Company Pty Ltd

Signed by the tenant: _____

Andrew Smith

Initial: _____