

BASIC RESIDENTIAL RENTAL AGREEMENT

Property Address: _____ Agreement No.: _____

Landlord Information:

Full Name: _____

Contact Number: _____

Email Address: _____

Tenant Information:

Full Name: _____

Contact Number: _____

Email Address: _____

Rental Property Details:

Type of Property: _____

Number of Bedrooms: _____ Number of Bathrooms: _____

Furnished: _____

Lease Terms and Payment:

Lease Term (months): _____ Rent Amount: _____ AUD

Payment Frequency: _____

Bond (Security Deposit): _____ AUD

Clause 1 - Parties

This Agreement is entered into between the Landlord and the Tenant named above. The Landlord agrees to rent the Property to the Tenant under the terms set forth herein.

Clause 2 - Term

The lease term shall commence on the date agreed upon by both parties and continue for the duration specified above unless terminated earlier in accordance with this Agreement or applicable law.

Clause 3 - Rent

The Tenant agrees to pay the Rent Amount as specified above at the frequency agreed upon. Rent payments must be made by the due date to the Landlord's nominated bank account or any other method agreed in writing.

Clause 4 - Bond

The Tenant shall pay the Bond amount as security for performance under this Agreement. The Bond shall be lodged with the relevant authority in accordance with Australian tenancy laws and returned to the Tenant at the end of the tenancy, subject to any lawful deductions.

Clause 5 - Use of Property

The Tenant shall use the Property solely for residential purposes and shall not engage in any illegal activities on the premises.

Clause 6 - Maintenance and Repairs

The Tenant must keep the Property clean and in good condition. The Landlord is responsible for repairs due to fair wear and tear and structural issues. The Tenant shall notify the Landlord promptly of any damage or need for repair.

Clause 7 - Alterations

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

Clause 8 - Access

The Landlord or their agents may enter the Property at reasonable times for inspections, repairs, or to show prospective tenants, after giving appropriate notice as required by law.

Clause 9 - Utilities and Outgoings

The Tenant is responsible for payment of all utilities and services supplied to the Property unless otherwise agreed.

Clause 10 - Subletting

The Tenant shall not sublet the Property or assign this Agreement without the prior written consent of the Landlord.

Clause 11 - Termination

Termination of this Agreement shall be conducted in accordance with applicable laws. Either party may terminate upon providing the required notice period.

Clause 12 - Default and Remedies

If either party breaches this Agreement and fails to remedy such breach within the time prescribed by law or this Agreement, the non-breaching party may seek remedies including termination, damages, or specific performance.

Clause 13 - Governing Law

This Agreement is governed by the laws of Australia and the State or Territory in which the Property is located. Both parties submit to the jurisdiction of the relevant courts.

Clause 14 - Notices

Any notice under this Agreement must be in writing and may be delivered personally, by post, or by email to the addresses specified by the parties.

Clause 15 - Entire Agreement

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

Clause 16 - Severability

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

Clause 17 - Additional Terms

Any additional terms or amendments must be in writing and signed by both parties.

Clause 18 - Signatures

The parties have executed this Agreement as of the date first written above.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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