

# BASIC TENANCY AGREEMENT

Premises Address: \_\_\_\_\_ Commencement Date: \_\_\_\_\_

## Parties:

Landlord Name: \_\_\_\_\_

Landlord Address: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Tenant Address: \_\_\_\_\_

## Rent Details:

Rent Amount (AUD): \_\_\_\_\_

Frequency (e.g. weekly, monthly): \_\_\_\_\_

Payment Method: \_\_\_\_\_

## Bond Details:

Bond Amount (AUD): \_\_\_\_\_

Bond Lodgement Details: \_\_\_\_\_

## Term of Tenancy:

Fixed Term (months) or Periodic: \_\_\_\_\_

### 1. Premises

The Landlord agrees to let and the Tenant agrees to take the Premises described above for the term and rent specified in this Agreement.

### 2. Term

The tenancy shall commence on the Commencement Date and shall continue for the fixed term or periodic tenancy as specified above.

### 3. Rent

The Tenant agrees to pay rent to the Landlord in the amount and frequency specified. Rent is to be paid on or before the due date by the agreed payment method.

### 4. Bond

The Tenant shall pay the Bond amount specified, which will be lodged with the appropriate Bond Authority as required by Australian tenancy laws.

### 5. Tenant's Obligations

The Tenant shall keep the Premises clean and in good repair, notify the Landlord of any damage, not cause nuisance or damage, comply with all laws, and not use the Premises for illegal purposes.

### 6. Landlord's Obligations

The Landlord shall maintain the Premises in reasonable repair, comply with all health and safety laws, and respect the Tenant's right to quiet enjoyment.

## **7. Entry to Premises**

The Landlord may enter the Premises only with proper notice as required by law, except in emergencies.

## **8. Repairs and Maintenance**

The Tenant shall notify the Landlord promptly of any repairs needed. The Landlord shall undertake repairs in a timely manner.

## **9. Utilities and Services**

The Tenant is responsible for payment of utilities unless otherwise agreed. The Landlord is responsible for any services provided as part of the tenancy.

## **10. Alterations**

The Tenant shall not make any structural or significant alterations to the Premises without the Landlord's prior written consent.

## **11. Assignment and Subletting**

The Tenant shall not assign or sublet the Premises without the Landlord's prior written consent.

## **12. Termination**

Termination shall be in accordance with the Residential Tenancies Act and any applicable legislation. Notice periods must be complied with by both parties.

## **13. Notices**

Any notice required under this Agreement shall be in writing and delivered to the addresses listed herein or as updated by the parties.

## **14. Governing Law**

This Agreement is governed by and construed in accordance with the laws of the relevant Australian state or territory.

## **15. Entire Agreement**

This Agreement contains all terms agreed between the parties and supersedes all prior negotiations or agreements.

## **16. Dispute Resolution**

The parties agree to attempt to resolve disputes through negotiation or mediation before commencing legal proceedings.

## **17. Special Conditions**

Any special conditions agreed by the parties shall be included in writing and attached as an addendum to this Agreement.

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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