

LEASE AGREEMENT (NSW)

Premises Address:

Date of Agreement:

Parties:

Landlord Full Name / Entity:

Landlord Contact Details:

Tenant Full Name / Entity:

Tenant Contact Details:

1. LEASED PREMISES

The Landlord leases to the Tenant the premises described above (the "Premises") on the terms set out in this Agreement, subject to all applicable laws and regulations of New South Wales.

2. TERM

The lease term shall commence on the date agreed by the parties and shall continue for the period specified herein, unless terminated earlier in accordance with this Agreement or applicable law.

3. RENT

The Tenant agrees to pay rent to the Landlord as specified in this Agreement. Rent is payable in advance on the agreed due dates to the nominated account or method. Failure to pay rent on time may result in termination as permitted by law.

4. SECURITY DEPOSIT

The Tenant shall pay a security deposit (bond) to the Landlord or an authorized agent, refundable at the end of the tenancy subject to the condition of the Premises and compliance with this Agreement.

5. USE OF PREMISES

The Tenant shall use the Premises only for residential purposes and shall not conduct any illegal or commercial activities without the Landlord's prior written consent.

6. MAINTENANCE AND REPAIRS

The Landlord is responsible for repairs and maintenance required by law to keep the Premises in a reasonable state of repair. The Tenant must notify the Landlord of any damage or needed repairs promptly and keep the Premises clean and undamaged.

7. UTILITIES AND SERVICES

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

writing.

8. ENTRY BY LANDLORD

The Landlord may enter the Premises in accordance with the Residential Tenancies Act 2010 (NSW), providing the Tenant with proper notice except in emergencies.

9. TERMINATION

This Agreement may be terminated in accordance with the Residential Tenancies Act 2010 (NSW) and any applicable laws, including on breach of any terms, non-payment of rent, or expiration of the lease term.

10. GOVERNING LAW

This Agreement is governed by the laws of New South Wales, including the Residential Tenancies Act 2010 (NSW), and the parties agree to submit to the jurisdiction of NSW courts.

11. ADDITIONAL TERMS

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

Additional Terms / Special Conditions:

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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