

PRIVATE RESIDENTIAL RENTAL AGREEMENT (QUEENSLAND)

Premises Address: _____ Date of Agreement: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name(s): _____

Tenant Address: _____

Term of Tenancy:

Start Date: _____ End Date (if fixed-term): _____

Rent Details:

Rent Amount (AUD): _____ per week

Payment Method: _____

Payment Frequency: _____

Bond Details:

Bond Amount (AUD): _____

1. Agreement to Rent

Landlord agrees to rent the Premises to Tenant and Tenant agrees to rent the Premises from Landlord on the terms and conditions contained in this Agreement.

2. Term

The tenancy commences on the Start Date. If an End Date is specified, the tenancy ends on that date unless terminated earlier in accordance with this Agreement or relevant legislation.

3. Rent

Tenant agrees to pay the Rent Amount in advance at the frequency specified, by the Payment Method stated.

4. Bond

Tenant must pay the Bond Amount prior to taking possession of the Premises. The Bond will be lodged with the Residential Tenancies Authority (RTA) in accordance with Queensland law.

5. Use of Premises

The Premises shall be used exclusively for residential purposes. Tenant must not use the Premises for any illegal or commercial activity.

6. Tenant's Obligations

Tenant must keep the Premises clean and tidy, promptly notify Landlord of any damage or required repairs, not cause a nuisance, and comply with all laws.

7. Landlord's Obligations

Landlord must ensure the Premises are fit for habitation, maintain the Premises in good repair, and comply with all relevant laws.

8. Access to Premises

Landlord or agent may enter the Premises only for lawful reasons, with proper notice as required by legislation.

9. Repairs and Maintenance

Tenant must notify Landlord promptly of any damage or defect. Landlord must carry out necessary repairs within a reasonable time.

10. Alterations and Improvements

Tenant must not make alterations, additions, or improvements without Landlord's prior written consent.

11. Ending the Tenancy

The tenancy may be ended by either party in accordance with the Residential Tenancies and Rooming Accommodation Act 2008 (Qld) and this Agreement.

12. Condition Report

A condition report will be completed at the start and end of the tenancy to record the Premises' condition.

13. Return of Bond

Bond refunds will be processed by the Residential Tenancies Authority as per applicable laws, subject to any lawful deductions.

14. Dispute Resolution

In case of disputes, parties will seek to resolve matters amicably or refer to the RTA or relevant tribunal.

15. Smoke Alarms

Tenant must not disable smoke alarms and must notify Landlord immediately if smoke alarms are not functioning.

16. Pets

Pets are not allowed unless Landlord provides prior written consent.

17. Insurance

Tenant is responsible for insuring their own belongings. Landlord's insurance does not cover Tenant's possessions.

18. Additional Terms

Any additional terms agreed between the parties are set out in an attached schedule or annexure.

19. Governing Law

This Agreement is governed by the laws of Queensland, Australia.

20. Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes any prior agreements.

21. Privacy and Personal Information

Parties consent to the collection, use, and disclosure of their personal information for the purposes of this tenancy and in accordance with applicable privacy laws.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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