

# RESIDENTIAL RENTAL AGREEMENT

Property Address: \_\_\_\_\_ Agreement Date: \_\_\_\_\_

## Landlord Information:

Full Name: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Tenant Information:

Full Name: \_\_\_\_\_

Contact Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

## Property Description:

Type of Property: \_\_\_\_\_

Number of Bedrooms: \_\_\_\_\_ Number of Bathrooms: \_\_\_\_\_

Furnishings Included: \_\_\_\_\_

## Term of Tenancy:

Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Rent Payment Frequency: \_\_\_\_\_

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

## Security Deposit:

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

Deposit Held By: \_\_\_\_\_

## Utilities and Services:

Utilities Included in Rent: \_\_\_\_\_

Tenant Responsible For: \_\_\_\_\_

## Use of Property:

The Tenant agrees to use the Property exclusively as a residential dwelling and not to conduct any commercial activities without prior written consent of the Landlord. No illegal activities shall be conducted on the Property. The Tenant shall not sublet or assign this Agreement without the Landlord's prior written approval.

## Maintenance and Repairs:

The Tenant shall keep the Property in clean and good condition and promptly notify the Landlord of any damage or necessary repairs. The Landlord shall be responsible for repairs not caused by the Tenant's misuse or negligence. The Tenant shall not make alterations without Landlord's consent.

## Landlord's Access:

The Landlord or their agent may enter the Property at reasonable times and with reasonable notice to inspect, make repairs, or show the Property to prospective tenants or buyers, except in emergency situations.

**Termination and Renewal:**

Either party may terminate this Agreement in accordance with the Residential Tenancies Act 2010 (NSW) or other applicable legislation. Renewal or extension of tenancy shall be agreed in writing by both parties.

**Default and Remedies:**

If the Tenant breaches any terms of this Agreement, the Landlord may take action as permitted by law, including issuing notices, seeking orders from the NSW Civil and Administrative Tribunal, or terminating the tenancy.

**Dispute Resolution:**

The parties agree to attempt mediation or other alternative dispute resolution methods prior to commencing legal proceedings in relation to this Agreement.

**Governing Law:**

This Agreement is governed by the laws of the Commonwealth of Australia and the state or territory in which the Property is located.

**Signatures:**

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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