

# RESIDENTIAL LEASE AGREEMENT

Property Address: \_\_\_\_\_ Lease Term: \_\_\_\_\_

## Landlord Information:

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

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

Phone/Email: \_\_\_\_\_

## Tenant Information:

Full Name(s): \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

## Premises Details:

Type of Premises (e.g., Apartment, House): \_\_\_\_\_

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

Furnished (Yes/No): \_\_\_\_\_

## Rental Terms:

Rent Amount: \_\_\_\_\_ AUD per week

Bond Amount: \_\_\_\_\_ AUD

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

## Use of Premises and Occupants:

The tenant agrees that the premises will be used solely for residential purposes and occupied only by the tenant and the following persons:

\_\_\_\_\_  
(List all occupants other than the tenant)

## Maintenance and Repairs:

Landlord shall maintain the premises in a reasonable state of repair and in compliance with all relevant laws and regulations. Tenant shall keep the premises clean and notify Landlord promptly of any damage or necessary repairs. Tenant shall not make any alterations or additions without prior written consent of the Landlord.

## Utilities and Services:

Tenant shall be responsible for payment of all utilities and services supplied to the premises, except as otherwise specified in writing. Landlord is responsible for water usage charges unless otherwise agreed.

## Access by Landlord:

Landlord or Landlord's agents may enter the premises upon reasonable notice (minimum 24 hours) and at reasonable times to inspect, make repairs, or show the premises to prospective tenants or purchasers, except in cases of emergency.

## Termination and Notice:

Either party may terminate this agreement by providing written notice as required by applicable Australian residential tenancy laws. Tenant must vacate the premises and return all keys upon termination. Landlord may terminate for breach or other grounds as permitted by law.

**Bond and Return of Property:**

Tenant shall pay a bond to the Landlord or agent as security for the performance of tenant obligations. The bond will be lodged with the relevant government authority as required by law. Upon termination, the bond will be returned less any lawful deductions.

**Insurance:**

Tenant is encouraged to obtain contents insurance. Landlord's insurance does not cover tenant's possessions or liability for tenant's negligence.

**Compliance with Laws:**

Tenant agrees to comply with all laws, regulations, and body corporate by-laws applicable to the premises. Tenant shall not cause or permit any nuisance or illegal activity.

**General Provisions:**

This agreement is governed by the Residential Tenancies Act of the applicable Australian state or territory. Any dispute arising from this agreement shall be resolved in accordance with such laws. This agreement constitutes the entire agreement between the parties and supersedes all prior negotiations and understandings. Amendments must be in writing and signed by both parties.

**Signatures:**

**LANDLORD'S SIGNATURE**

**TENANT'S SIGNATURE**

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

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

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