

# SHORT TERM RENTAL AGREEMENT – NEW SOUTH WALES

Property Address: \_\_\_\_\_ Agreement No.: \_\_\_\_\_

## Parties:

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

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

Landlord Contact: \_\_\_\_\_

Tenant Contact: \_\_\_\_\_

## Term of Tenancy:

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

## Rent Details:

Rental Amount: \_\_\_\_\_ AUD

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

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

## Bond:

Bond Paid (if any): \_\_\_\_\_ AUD

Bond Lodgment Details: \_\_\_\_\_

### 1. Premises

The Landlord agrees to rent to the Tenant the residential premises described above in accordance with the terms of this Agreement.

### 2. Term

The tenancy shall commence on the Start Date and end on the End Date specified above. No further tenancy is implied or granted beyond the End Date unless agreed in writing.

### 3. Rent

The Tenant agrees to pay the Rent Amount as specified above to the Landlord at the agreed frequency by the agreed payment method. Rent must be paid in full and on time.

### 4. Bond

The Tenant shall pay the Bond amount as security for the performance of obligations under this Agreement. The Bond shall be lodged with the NSW Fair Trading Rental Bond Board in compliance with the Residential Tenancies Act 2010 (NSW).

### 5. Use of Premises

The Tenant agrees to use the premises only as a residential dwelling and to keep the premises clean and in good condition, reasonable wear and tear excepted.

### 6. Repairs and Maintenance

The Landlord is responsible for repairs and maintenance required to keep the premises in a reasonable state of repair

complying with health and safety laws. The Tenant must notify the Landlord promptly of any damage or repairs needed.

### **7. Tenant's Obligations**

The Tenant must not cause damage, nuisance, or interference to neighbours, comply with reasonable rules of the premises, and not alter the premises without written consent.

### **8. Entry by Landlord**

The Landlord may enter the premises for inspection, repairs, or showing to prospective tenants or buyers, giving the Tenant proper notice as required by law.

### **9. Utilities and Outgoings**

Unless otherwise agreed, the Tenant is responsible for payment of utilities and services consumed at the premises during the tenancy.

### **10. Ending the Agreement**

This Agreement ends on the End Date. Early termination requires written consent or is subject to provisions under the Residential Tenancies Act 2010 (NSW). Notices to vacate must comply with applicable legislation.

### **11. Condition Report**

A condition report shall be completed and signed by both parties at the start of the tenancy to record the state of the premises.

### **12. Dispute Resolution**

Any dispute arising under this Agreement will be resolved in accordance with the Residential Tenancies Act 2010 (NSW) and via the NSW Civil and Administrative Tribunal where required.

### **13. Privacy**

Personal information collected under this Agreement will be managed in accordance with the Privacy Act 1988 (Cth) and used only for purposes related to the tenancy.

### **14. Governing Law**

This Agreement is governed by and construed in accordance with the laws of New South Wales, Australia.

### **15. Entire Agreement**

This Agreement contains the entire understanding between the parties and supersedes all prior agreements or understandings relating to the tenancy.

### **16. Signatures**

By signing below, the parties agree to be bound by the terms of this Agreement.

**LANDLORD SIGNATURE**

**TENANT SIGNATURE**

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

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

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