

WA RESIDENTIAL TENANCY AGREEMENT

Premises Address: _____ Rental Amount: _____

Landlord Details:

Full Name: _____

Contact Number: _____

Email Address: _____

Tenant Details:

Full Name: _____

Contact Number: _____

Email Address: _____

Rental Details:

Rental Term: _____

Bond Amount: _____ AUD

Payment Frequency: _____

Payment Method: _____

Special Conditions:

Clause 1 – Agreement to Rent

The Landlord agrees to rent and the Tenant agrees to rent the Premises described above subject to the terms and conditions set forth in this Agreement and in accordance with the Residential Tenancies Act 1987 (WA) and associated legislation.

Clause 2 – Term of Tenancy

The tenancy shall commence on the start date agreed by the parties and continue for the agreed term, or until terminated in accordance with this Agreement or by law.

Clause 3 – Rent

The Tenant shall pay the Rental Amount at the frequency stated above by the Payment Method specified. Rent must be

paid in advance and on time. Failure to pay rent when due may result in termination of the tenancy.

Clause 4 – Bond

The Tenant shall pay the Bond Amount prior to occupancy. The Bond shall be lodged with the Bond Administrator in accordance with WA law, and may be claimed against for damages, unpaid rent, or breaches of this Agreement.

Clause 5 – Use of Premises

The Tenant agrees to occupy the Premises solely as a private residence and comply with all laws, including local council regulations, and not use the Premises for illegal or commercial activities without prior written consent of the Landlord.

Clause 6 – Maintenance and Repairs

The Landlord is responsible for maintaining the Premises in a reasonable state of repair and complying with health and safety laws. The Tenant must notify the Landlord promptly of any damage or needed repairs.

Clause 7 – Tenant Obligations

The Tenant shall keep the Premises clean and tidy, not cause damage beyond reasonable wear and tear, and not interfere unreasonably with neighbours or others. The Tenant shall not make alterations or additions without the Landlord's written consent.

Clause 8 – Entry by Landlord

The Landlord may enter the Premises only in accordance with law, providing proper notice (usually 7 days for inspections, or shorter notice in emergencies) and at reasonable times.

Clause 9 – Ending the Tenancy

The tenancy may be ended by either party giving proper written notice in accordance with the Residential Tenancies Act 1987 (WA). The Tenant must vacate the Premises at the end of the tenancy, leaving it clean and in good condition.

Clause 10 – Condition Report

A Condition Report will be completed at the start and end of the tenancy. The Tenant agrees to review and sign the initial report and understands that bond claims may be made based on differences when compared to the final report.

Clause 11 – Utilities and Outgoings

The Tenant shall be responsible for payment of utilities and services consumed on the Premises unless otherwise agreed in writing.

Clause 12 – Insurance

The Tenant is advised to obtain contents insurance for their personal belongings. The Landlord's insurance covers the building only and not the Tenant's possessions.

Clause 13 – Dispute Resolution

The parties agree to attempt to resolve disputes amicably and may seek assistance from the Western Australian Department of Mines, Industry Regulation and Safety or the Magistrates Court for tenancy matters.

Clause 14 – Confidentiality

All personal information provided by the parties in relation to this Agreement will be handled according to privacy laws and used solely for the purposes of this tenancy.

Clause 15 – Governing Law

This Agreement is governed by and shall be construed in accordance with the laws of Western Australia. The parties

submit to the jurisdiction of the courts of Western Australia.

Clause 16 – Entire Agreement

This Agreement contains the entire understanding between the parties concerning the tenancy and supersedes any prior agreements or representations.

Clause 17 – Amendments

Any amendments or variations must be in writing and signed by both parties to be effective.

Clause 18 – Notices

Notices under this Agreement shall be in writing and delivered personally, by post, or electronically where consented, to the addresses specified herein.

Clause 19 – Signatures

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

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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