

RESIDENTIAL TENANCY AGREEMENT (New South Wales)
(for Term of More than 3 Years)

NOTES:

1. The Tenant is entitled to have time to read this Agreement (and the completed condition report referred to in this Agreement) and to obtain appropriate advice if necessary.
2. The Landlord or the Landlord's agent must give the Tenant a copy of the "The Renting Guide: A guide for Landlords and Tenants". That book explains both parties' rights and obligations under this Agreement.
3. The Landlord is required to give the Tenant a copy of this Agreement for the Tenant to keep.

PART 1 - TERMS OF AGREEMENT

THIS AGREEMENT made as of the ____ day of _____, _____ at N.S.W.

BETWEEN:

[NAME OF LANDLORD] (A.C.N.)
[Landlord's address]
(the "Landlord")

- and -

[NAME OF LANDLORD'S AGENT] (A.C.N.)
[agent's address]
(the "Agent")

- and -

[NAME(S) OF TENANT(S)]
(the "Tenant")

Other people who will ordinarily live at the premises are as follows: *(delete if not applicable)*

PREMISES

The Landlord gives the Tenant the right to occupy the residential premises at *[insert full address of rental premises]* and the following parking space and storage locker: *(delete if not applicable)*

[choose the appropriate option and delete the others: The premises are unfurnished. OR The premises are furnished. OR The furniture and furnishings set out in the condition report are included.]

No more than ## persons may ordinarily live in the premises at any one time.

RENT

The rent is \$###.## payable every [week / fortnight / month] starting on *[insert date that the first rent payment is due]*. The Tenant must pay in advance on the ____ day of every [week / fortnight / month].

The rent must be paid:

- (a) to the Landlord, or the Landlord's agent, at *[insert address to which rent payments are to be sent]*, or
- (b) at any other reasonable place the Landlord notifies the Tenant in writing, or
- (c) into the following account *[insert account details]*, or any other account nominated by the Landlord.

Payment must be made by the following method: *[choose the appropriate option and delete the others: in cash, by cheque, by bank account deposit, or set out any alternative method agreed upon by the parties].*

TERM

The term of this Agreement shall be for _____ years, commencing on the ____ day of _____,
_____ and ending on the ____ day of _____, _____.