

## **ASSURED SHOTHOLD TENANCY AGREEMENT AND CONTRACT**

**(Where tenancy is for a term of three years or less)**

**This agreement is in two parts:**

**Part 1- Sets out the terms of the agreement.**

**Part 2- Contains the full terms of living in the residential premises.**

### **IMPORTANT NOTES ABOUT THIS AGREEMENT.**

1. The tenant is entitled to have time to read this agreement (and the completed condition referred to in this agreement) and
2. The landlord is required to give the tenant a copy of this agreement for the tenant to keep.

### **TERMS OF AGREEMENT**

**THIS AGREEMENT** is made on 20/12/2011.

**BETWEEN LANDLORD:**

(Name/s) **RUTH CARTHEW**

(Address) [REDACTED]

**AND TENANT:**

(Name/s) [REDACTED]

(Address) [REDACTED]

### **PREMISES:**

The landlord gives the tenant the right to occupy a room in her premises at:

[REDACTED].

The premises are furnished including the room of the tenant which is fully furnished with an ensuite bathroom.

No more than two (2) persons may ordinarily live in the room at any one time without the permission of the landlord.

### **RENT:**

The rent is \$600 AUD payable every month starting on 01/03/2012.

The tenant must pay in advance the first month rent and bond before moving in.

The rent must be paid:

- (a) To the landlord

(b) At any other reasonable place the landlord names in writing or may specify:

**TERM:**

The term of this agreement is \*12 months, beginning on 01/03/2012 with possibility of extending the contract.

**CONTINUATION:**

At the end of the term the tenant can stay in the residential premises at the same rent (or at an increased rent if the rent is increased in accordance with the Residential Tenancies Act 1987) but otherwise under the same terms unless or until the agreement is ended in accordance with the Residential Tenancies Act 1987.

**RENTAL BOND:**

A rental bond of \$600AUD must be paid by the tenant to the landlord on signing or commencement of this agreement.

**IN WITNESS WHERE OF RUTH CARTHEW** and [REDACTED] duly affixed their signatures on this **20th December, 2011**.



Lawyer: **JAMES GREENE**



Landlord: **RUTH CARTHEW**

(Sign here)

\_\_\_\_\_  
Tenant(s).



The Tenant acknowledges receiving a duplicate copy of this Agreement signed by the Tenant and the Landlord on the **20th December, 2011**.