

Landlord's signature

Tenant 1. signature

Tenant 2. signature

# Sublet Tenancy Agreement

## Head Tenant

(Hereafter referred to as 'Landlord') Name (1):

Address for services of notices:

Telephone number (Landlord):

Tenant's Name (1):

Tenant's Name (2):

Telephone number/s:

(a) location

(b) inclusions

**Term:**

The term of this agreement is

*For a fixed term agreement  
insert the term.*

*Otherwise leave blank or  
write 'periodic'*

starting on

and ending on

**Rent:**

a week

fortnight

payable in advance starting on

The method by which the rent must be paid:

Into the following bank account

**(Bank)**

Account Name:

BSB:

Account Number:

**RENTAL BOND**

A rental bond of \$ \_\_\_\_\_ must be paid by the tenant on signing this agreement.

**IMPORTANT INFORMATION****Maximum number of occupants**

No more than \_\_\_\_\_ ( ) persons may ordinarily live in the room at any one time.

**The Agreement. Right to occupy the premises**

1. The landlord agrees that the tenant has the right to occupy the the residential premises during the tenancy.
2. The landlord agrees to give the tenant a copy of this agreement before or when it is signed. And a copy of this agreement signed by both the landlord and the tenant as soon as it is reasonably possible.

**Rent**

3. The tenant agrees to pay the rent on time.
4. And to reimburse the landlord for the amount of any fees paid by the landlord to a bank or any financial organisation as a result of funds of the tenant not being available for rent payment on the due date.

**Rent Increases**

5. The landlord and tenant agree that the rent may not be increased after the end of the fixed term (if any) of this agreement or under this agreement unless the landlord gives no less than 30 days written notice of the increase to the tenant.

**Payment of water and other charges**

6. The landlord agrees to pay for all reasonable charges for the supply of water, electricity and internet.

**Use of the premises by tenant**

7. Not to use the residential premises, or cause or permit the premises to be used, for any illegal purpose, and
8. not to cause or permit a nuisance, and
9. not to interfere, or cause or permit interference, with the reasonable peace, comfort or privacy of neighbours, and
10. not to intentionally or negligently cause or permit any damage to the residential premises.
11. to keep the residential premises reasonably clean, and to notify the landlord as soon as possible of any damage to the residential premises, and
12. that the tenant is responsible to the landlord for any act or omission by a person who is lawfully on the residential premises if the person is permitted on the premises with the tenant's consent and the act or omission would be in breach of this agreement if done or omitted by the tenant.

**Upon termination of tenancy**

The tenant agrees, when this agreement ends and before giving vacant possession of the premises to the landlord:

13. to remove all the tenant's goods from the residential premises, and
14. to leave the residential premises as nearly as possible in the same condition, fair wear and tear excepted, as at the commencement of the tenancy, and
15. to leave the residential premises reasonably clean, having regard to their condition at the commencement of the tenancy, and
16. to remove or arrange for the removal of all rubbish from the residential premises, and to return to the landlord all keys provided by the landlord.

**Landlord's general obligations for residential premises**

The landlord agrees:

17. to make sure that the residential premises are reasonably clean and fit to live in, and
18. to make sure that all light fittings on the residential premises have working light globes on the commencement of the tenancy, and
19. to keep the residential premises in a reasonable state of repair, and
20. to make vital repairs to the residential premises as soon as reasonably and practically possible.

**Pets**

21. The tenant agrees not to keep animals on the residential premises without obtaining the landlord's consent.

**4. Ending a periodic agreement**

22. If this agreement is a periodic agreement it may be ended by the landlord or the tenant by giving written notice of termination. The notice may be given at any time. The landlord must give at least 14 days notice and the tenant must give at least 14 days notice.

Landlord's signature

Tenant 1. signature

Tenant 2. signature

**Signed by the landlord**

**Signed by the tenant (1)**

*Name of landlord*

*Name of tenant*

*Signature of landlord*

*Signature of tenant*

on the

on the

**Signed by the tenant (2)**

**Signed by the tenant (3) and any other tenants**

*Name of tenant*

*Name of tenant/s*

*Signature of tenant*

*Signature of tenant/s*

on the

on the