

Leon Mancini & Sons Pty Ltd

61 Pier Street,
Altona, VIC 3018

P: 03 9398 6366

ABN: 59 007 386 852

mancini
REAL ESTATE

Residential Rental Agreement

for

9/630 Barkly Street, Footscray VIC 3011

This agreement is between **Susan Ang**
and **Vamsi Muppala, Manideep Burugula**.

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Residential Rental Agreement of no more than 5 years

Residential Tenancies Act 1997 Section 26(1)

Regulation 10(1)

Part A - General

This agreement is between the residential rental provider (rental provider) and the renter listed on this form.

1. Date of agreement

This is the date the agreement is signed

Wed 10/08/2022

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2. Premises let by the rental provider

Address of premises

9/630 Barkly Street, Footscray VIC

Postcode 3011

3. Rental provider details

Full name or company
name of rental
provider

Susan Ang

Address (if no agent is
acting for the rental
provider)

Postcode

Phone number

ACN (if applicable)

Email address

Rental provider's agent details (if applicable)

Full name

Leon Mancini & Sons Pty Ltd

Address

61 Pier Street, Altona, VIC

Postcode 3018

Phone number

03 9398 6366

ACN (if applicable)

Email address

Note: The rental provider must notify the renter within 7 days if any of this information changes.

4. Renter details

Each renter that is a party to the agreement must provide their details here.

Full name of renter 1	Vamsi Muppala	
Current Address:	12/ 37 Hotham Street, St Kilda East VIC	Postcode 3183
Phone number:	0451 900 320	
Email:	vamsimuppala46@gmail.com	
Full name of renter 2	Manideep Burugula	
Current Address:	7/ 1 Hampton Parade, West Footscray VIC	Postcode 3012
Phone number:	0470 689 111	
Email:	burugulamanideep@gmail.com	
Full name of renter 3		
Current Address:		Postcode
Phone number:		
Email:		
Full name of renter 4		
Current Address:		Postcode
Phone number:		
Email:		

5. Length of the agreement

<input checked="" type="checkbox"/> Fixed term agreement	Start date	Sat 20/08/2022	(this is the date the agreement starts and you may move in)
	End date	Sat 19/08/2023	
<input type="checkbox"/> Periodic agreement (monthly)	Start date		

Note: If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

6. Rent

Rent amount(\$) (payable in advance)	<input type="text" value="1651.00"/>
To be paid per	<input type="checkbox"/> week <input type="checkbox"/> fortnight <input checked="" type="checkbox"/> calendar month
Day rent is to be paid (e.g. each Thursday or the 11th of each month)	<input type="text" value="15th day of each month"/>
Date first rent payment due	<input type="text" value="Mon 15/08/2022"/>

7. Bond

The renter has been asked to pay the bond specified below.

Unless the rent is greater than \$900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.

If the renter does not receive a receipt within 15 business days from when they paid the bond, they may — email rtba@justice.vic.gov.au, or call the RTBA on 1300 13 71 64

Rental bond amount(\$)	<input type="text" value="1651"/>
Date bond payment due	<input type="text" value="Sat 06/08/2022"/>

Part B – Standard terms

8. Rental provider's preferred method of rent payment

Note: The rental provider must permit a fee-free (other than the renter's own bank fees) payment method and must allow the renter to use Centrepay or another form of electronic funds transfer.

Note: The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick permitted methods of rent payment)

<input type="checkbox"/> direct debit	<input checked="" type="checkbox"/> bank deposit	<input type="checkbox"/> cash	<input type="checkbox"/> cheque	<input type="checkbox"/> money order	<input type="checkbox"/> BPay
<input type="checkbox"/> other electronic form of payment, including Centrepay	<input type="text"/>				

Payment details (if applicable)

BSB:	063 541
Account:	1008 4178
Account name:	Leon Mancini & Sons Pty Ltd
Bank Reference:	TEN02289

9. Service of notices and other documents by electronic methods

Electronic service of documents must be in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000**.

Just because someone responds to an email or other electronic communications does not mean they have consented to the service of notices and other documents by electronic methods.

The rental provider and renter must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.

The rental provider and renter must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email?

The rental provider must complete this section before giving the agreement to the renter.
(Rental provider to tick as appropriate)

<input checked="" type="checkbox"/> Yes	Linda Edmunds: pm1@mancini.com.au
<input type="checkbox"/> No	

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email?

(Renter to tick as appropriate)

Renter 1	<input checked="" type="checkbox"/> Yes	Vamsi Muppala: vamsimuppala46@gmail.com
	<input type="checkbox"/> No	

Renter 2	<input checked="" type="checkbox"/> Yes	Manideep Burugula: burugulamanideep@gmail.com
	<input type="checkbox"/> No	

Renter 3	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

Renter 4	<input type="checkbox"/> Yes	
	<input type="checkbox"/> No	

10. Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see **Part D** (below).

Details of person the renter should contact for an urgent repair
(rental provider to insert details)

Emergency contact name	Mancini Real Estate
Emergency phone number	03 9698 6366
Emergency email address	pm1@mancini.com.au

11. Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless —

- professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned, or pay the cost of having all or part of the rented premises professional cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12. Owners corporation

Do owners corporation rules apply to the premises?

If yes, the rental provider must attach a copy of the rules to this agreement.

(Rental provider to tick as appropriate)

- ☒ No
☐ Yes

13. Condition report

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

(rental provider to tick as appropriate)

- ☐ The condition report has been provided
☒ The condition report will be provided to the renter on or before the date the agreement starts

14 Electrical safety activities

- (a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
 - (b) If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.
-

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

- (a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
 - (b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.
-

16 Smoke alarm safety activities

- (a) The rental provider must ensure that:
 - i. any smoke alarm is correctly installed and in working condition; and
 - ii. any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months, and
 - iii. the batteries in each smoke alarm are replaced as required.
- (b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
Note: Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.
- (c) The rental provider, on or before the occupation date, must provide the renter with the following information in writing:
 - i. information about how each smoke alarm in the rented premises operates;
 - ii. information about how to test each smoke alarm in the rented premises;
 - iii. information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.
- (d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.

Note: Regulations made under the **Building Act 1993** require smoke alarms to be installed in all residential buildings.

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

- (a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.

- (b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.
 - (c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
 - (d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the **Building Act 1993** on the request of the renter.
-

18 Relocatable pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, on the rented premises.

- (a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.
- (b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under **Building Act 1993** apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that hold water deeper than 300 mm.

19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

If the rented premises is in a designated bushfire prone area under section 192A of the **Building Act 1993** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

The water tank must be full and clean at the commencement of the agreement.

Part D – Rights and obligations

This is a summary of selected rights and obligations of **renters** and **rental providers** under the Act.

Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit consumer.vic.gov.au/renting.

20. Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act; and
- must not use the premises for illegal purposes; and
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours; and
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing; and
- must keep the premises reasonably clean.

21. Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in; and
- must maintain the premises in good repair and in a fit condition for occupation; and
- agrees to do all the safety-related maintenance and repair activities set out in **Part C** of the agreement.

The renter:

- The renter must follow all safety-related activities set out in **Part C** of the agreement and not remove, deactivate or otherwise interfere with the operation of prescribed safety devices on the premises.

22. Modifications

The renter:

- may make some modifications without seeking the rental provider's consent. These modifications are listed on the Consumer Affairs Victoria website; and
- must seek the rental provider's consent before installing any other fixtures or additions; and
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act; and
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider:

- must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website consumer.vic.gov.au/renting.

23. Locks

- The rental provider must ensure the premises has:
 - locks to secure all windows capable of having a lock, and
 - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and
 - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—
 - is operated by a key from the outside; and
 - may be unlocked from the inside with or without a key
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under a:
 - a family violence intervention order; or
 - a family violence safety notice; or
 - a recognised non-local DVO; or
 - personal safety intervention order.

24. Repairs

- Only a suitably qualified person may do repairs—both urgent and non-urgent

25. Urgent repairs

Section 3(1) of the Act defines **urgent repairs**. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.

The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.

If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to \$2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if—

- (a) the renter cannot meet the cost of the repairs; or
- (b) the cost of repairs is more than \$2500; or
- (c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

26. Non-urgent repairs

- The renter must notify the rental provider, in writing, as soon as practicable of —
 - damage to the premises; and
 - a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.
- The rental provider must carry out non-urgent repairs in reasonable time.
- The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

27. Assignment or sub-letting

The renter:

- The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.

The rental provider:

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

28. Rent

- The rental provider must give the renter at least 60 days written notice of a proposed rent increase
- Rent cannot be increased more than once every 12 months.
- If the rental provider or agent does not provide a receipt for rent, then renter may request a receipt.
- The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

29. Access and entry

- The rental provider may enter the premises—
 - at any time, if the renter has agreed within the last 7 days; and
 - to do an inspection, but not more than once every 6 months; and
 - to comply with the rental provider's duties under the Act; and
 - to show the premises or conduct an open inspection to sell, rent or value the premises; and
 - to take images or video for advertising a property that is for sale or rent; and
 - if they believe the renter has failed to follow their duties under the Act; and
 - to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.
- The renter must allow entry to the premises where the rental provider has followed proper procedure.
- The renter is entitled to a set amount of compensation for each sales inspection.

30. Pets

- The renter must seek consent from the rental provider before keeping a pet on the premises.
- The rental provider must not unreasonably refuse a request to keep a pet.

31. Additional terms (if any)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.

Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms.

1. COMMENCING THE TENANCY

1. The **Residential Rental Provider** may issue a notice to vacate in accord with the **Act** during the term of this **Agreement** and the **Renter** must vacate the **Premises** at the expiration of the notice period given in the notice to vacate.

2. The **Renter** shall pay all charges in respect of the connection and consumption of water, electricity, gas, oil and telephone where the **Premises** is separately metered for these services as stipulated in the **Act**.

2.1. The **Renter** acknowledges that it is the responsibility of the **Renter** to arrange connection of services and power. It is the **Renter's** responsibility to turn the main switch off to allow the power to be connected as required by the electricity provider. No claim shall be made against the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** should the power not be connected at the commencement of this **Agreement**.

3. The **Renter** acknowledges that any insurance policy of the **Residential Rental Provider** does not provide cover for the personal possessions of the **Renter**. It is strongly recommended that the **Renter** should take out contents insurance to adequately cover those possessions.

4. The **Renter** shall only use the **Premises** for residential purposes unless the prior written consent of the **Residential Rental Provider** has been obtained for any other use. The **Residential Rental Provider** may impose reasonable terms and conditions on giving any consent. Any other use may be subject to council or other approval and any costs associated with such approvals will be the responsibility of the **Renter**. The **Renter** must not permit any short term or long term letting or licencing the use and/or occupation of any part of the **Premises** without the prior written consent of the **Residential Rental Provider**. Any request for consent must be made in writing to **Leon Mancini & Sons Pty Ltd**.

5. The **Renter** acknowledges that no promise, representation or warranty has been given by the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** in relation to any further renewal of this **Agreement** other than as specified in the **Schedule**.

6. The **Renter** acknowledges that the **Residential Rental Provider** may require possession of the **Premises** at the termination of this **Agreement** and may issue a notice to vacate in accord with the **Act** requiring vacant possession on the expiry of this **Agreement**.

7. The **Renter** is responsible for the replacement of any lost key, auto remote control and the provision of any additional key and any locksmith's charge where any key is mislaid or lost. **Leon Mancini & Sons Pty Ltd** does not guarantee that it holds a spare set of keys to the **Premises** at its offices.

8. The **Renter** acknowledges that should the **Renter** wish to order any extra key, auto remote control or other access device for the **Premises** it will be at the expense of the **Renter**. The **Renter** acknowledges that copies of all keys/auto remote controls and access devices must be returned to **Leon Mancini & Sons Pty Ltd** at the end of the tenancy without reimbursement.

9. If the **Premises** include polished floorboards/floating floor, it shall be the responsibility of the **Renter** to fit floor protectors to all items of furniture to protect the floorboards from scratching. Stiletto shoes must not be worn at any time by any occupant and/or invitee of the **Renter** throughout the tenancy to prevent indentation being caused to

the floors.

DURING THE TENANCY

10. Subject to the **Renter** having been provided with a copy of any insurance policy maintained by the **Residential Rental Provider**, the **Renter** must not knowingly do or allow anything to be done at the **Premises** that may invalidate any insurance policy or result in the premium being increased above the normal rate.

11. The **Renter** must take reasonable measures so that anyone that the **Renter** has allowed or permitted to be at the **Premises** does not cause damage to the **Premises**. This obligation shall not extend to the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** or their respective contractors.

12. The **Renter** shall not do or allow to be done anything at the **Premises** that will cause the shared service facilities including (but not limited to) any driveway, lift or stairwell to become obstructed, untidy, damaged or used for any purpose other than for which it may be intended.

13. The **Renter** shall not do or allow anything to be done which would invalidate any insurance policy on the **Premises** or increase the premium including (but not limited to) the storage of flammable liquids or the use of any kerosene or oil burning heater at the **Premises**.

14. The **Renter** must not service or repair any motor vehicle, motor cycle, boat or caravan at the **Premises** except minor routine maintenance and cleaning, other than greasing and changing oil.

15. The **Renter** must as soon as practicable notify the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** of any blockage or defect in any drain, water service or sanitary system. No item that could cause a blockage including (but not limited to) any feminine hygiene product, disposable nappy or excessive amounts of toilet paper may be flushed down the sewerage septic storm water or drainage systems. The **Renter** must pay and indemnify the **Residential Rental Provider** against all reasonable expenses that are incurred in rectifying any defect or blockage that may be caused by the **Renter** or a person that the **Renter** has allowed or permitted to be at the **Premises**. This obligation shall not extend to any defect or blockage caused by the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** or their respective contractors.

16. The **Renter** shall deposit all rubbish including any carton and newspaper in a proper rubbish receptacle with a close fitting lid as required by the local council. Such rubbish receptacle shall be kept only in the place provided and placed out by the **Renter** for collection and returned to its allotted place in accord with local council by-laws and/or good practice.

17. The **Renter** must maintain any garden at or adjacent to the **Premises** including the mowing and edging of any lawn, light trimming/pruning of small trees, shrubs and taking care of plants. Garden beds, paths and paving are to be maintained by the **Renter** in a neat and tidy condition, free of weeds and so far as is reasonably possible, free of garden pests and properly watered. When watering any garden, the **Renter** must comply with any government watering restrictions in place, from time to time. It is the responsibility of the **Renter** to maintain any water feature/fountain or pond at the **Premises**. The **Renter** must maintain the water quality and keep the water feature/fountain or pond clean as per the Condition Report at the commencement of the tenancy.

18. The **Renter** acknowledges that the **Renter** will be required to reimburse the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** an administration fee of up to \$220 including gst in preparing a written transfer of the Agreement in accord with the fees within the **Residential Rental Provider's** appointment of **Leon Mancini & Sons Pty Ltd** as agent to manage the Premises.

ENDING THE TENANCY

19. **Residential Rental Provider** requires possession of the **Premises** when the tenancy ends, the **Residential Rental Provider** will give the **Renter** the notice required by and in the manner prescribed by the **Act**.

20. If the **Renter** wishes to vacate the **Premises** at the expiration of this **Agreement** the **Renter** must give the **Residential Rental Provider** written notice of the intention of the **Renter** to vacate at least 28 days prior to the expiration of this **Agreement**.

21. If the **Renter** remains in occupation of the **Premises** after the expiration of this **Agreement** and does not enter into a new fixed term **Agreement** the tenancy reverts to a periodic tenancy such that the **Renter** must give written notice of the intention of the **Renter** to vacate the **Premises** specifying a termination date that is not earlier than 28 days after the day on which the **Renter** gives written notice.

22. If the **Renter** decides to vacate the **Premises** during the term of this **Agreement** for whatever reason, the **Renter** shall be responsible for reimbursing the reletting expenses of the **Residential Rental Provider** including but not limited to:

22.1 A pro-rated letting fee.

22.2 Advertising and/or marketing costs;

22.3 National tenancy database checks on each applicant or as required;

22.4 The continued payment of **Rental** until the first to occur of the **Premises** being relet or the current term of this **Agreement** expiring.

23. The **Renter** acknowledges that pursuant to Section 428 of the **Act**, the **Renter** cannot refuse to pay **Rental** on the grounds that the **Renter** intends to regard any part of the **Bond** as rent paid by the **Renter**. The **Renter** acknowledges that failure to comply with that section of the **Act** may render the **Renter** liable to a penalty.

24. The **Renter** shall be responsible for the removal of any furniture, fitting, personal property, motor cycle, car or boat spare parts or any other equipment at the termination of the tenancy, and shall reinstate the **Premises** or the land on which it is situated to the condition which existed at the commencement of the tenancy.

ADDITIONAL REQUIREMENTS

25. The **Renter** must give written notice as soon as practicable to the **Residential Rental Provider** or **Leon Mancini & Sons Pty Ltd** if the email address for electronic service of notices or other documents is changed.

26. If the **Premises** are let fully furnished or semi-furnished the **Renter** acknowledges that any furniture, fittings and chattels included in the **Premises** are listed in an attachment to this **Agreement** or in the Condition Report and the **Renter** further acknowledges that all such items are in good condition as at the date of this **Agreement** unless specifically noted to the contrary.

27. **Routine inspections** - The **Renter/s** understands and acknowledges that a routine inspection will be conducted by the **agent**, and/or **Residential Rental Provider** every six months. The **Renter/s** agrees to make themselves available on the allocated day and time, in the event that the **Renter/s** cannot make themselves available spare keys may be used.

28. **To Let, auction and for sales signs** -The **Renter/s** agree to allow the managing agent/ **Residential Rental Provider** to have a 'for lease' advertising board installed at the premises when they give notice to vacate. The board will be placed as not to interfere with use of the premises. **Renter/s** also allow for sales advertising boards to be installed if needed.

29. The **Renter** is not to remove the NBN modem from the Rental Premises as the NBN modem belongs to the Rental Premises if connected.

DISCLAIMER

Leon Mancini & Sons Pty Ltd its director's partner's employees and related entities responsible for preparing this **Agreement** believe that the information contained in this **Agreement** is up to date and correct. However no representation or warranty of any nature can be given intended or implied and the **Residential Rental Provider** and the **Renter** should rely on their own enquiries as to the accuracy of any information or material

incorporated in this **Agreement**. The law is subject to change without notice and terms and conditions in this **Agreement** may be amended as a result. **Leon Mancini & Sons Pty Ltd** disclaims all liability and responsibility including for negligence for any direct or indirect loss or damage suffered by any person arising out of any use and/or reliance on this **Agreement** or any information incorporated in it.

Renter Acknowledgement

1. Vamsi Muppala viewed and acknowledged at Fri, 05/08/2022 21:48 from device: iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060
2. Manideep Burugula viewed and acknowledged at Sat, 06/08/2022 10:41 from device: iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060

2. PRIMARY CONTACT

The Renter/s acknowledge that the agreed primary Renter is **Vamsi Muppala** and the main point of contact will be via email to **vamsimuppala46@gmail.com**. It is the responsibility of the tenant to inform the Agent/ Residential Rental Provider in writing if the primary contact details change.

3. THREE MONTH INSPECTION

The **Renter/s** acknowledges the first routine inspection will be held three months after the commencement of the lease, and every six months thereafter.

Renter Acknowledgement

1. Vamsi Muppala viewed and acknowledged at Fri, 05/08/2022 21:48 from device: iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060
2. Manideep Burugula viewed and acknowledged at Sat, 06/08/2022 10:41 from device: iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060

4. AFTER HOURS EMERGENCY - What Renters need to know

An emergency is a serious, unexpected, or dangerous situation requiring immediate action. Any situation posing an immediate threat to your health, the environment, or that may cause further damage to the property if left unattended, is considered an emergency.

Urgent Repairs

If an urgent repair occurs after hours and your Property Manager is not available please refer to the list of approved tradespeople. PLEASE USE THESE NUMBERS IN EXTREME EMERGENCIES ONLY and ONLY if the repair fits into the list of urgent repairs set out in the Residential Tenancy Act 1997. If you contact an afterhours tradesman and the matter is not urgent you will be liable to pay the invoice. Please also EMAIL your PROPERTY MANAGER the next business day to inform them of the incident that has occurred.

What is considered emergencies/ urgent repairs?

- burst water service
- blocked or broken toilet system
- serious roof leak
- gas leak
- dangerous electrical fault
- flooding or serious flood damage
- serious storm or fire damage
- failure or breakdown of any essential service or appliance provided by a **Residential Rental Provider** or agent for hot water, water, cooking, heating, or laundering
- failure or breakdown of the gas, electricity or water supply
- any fault or damage in the premises that makes the premises unsafe or insecure
- an appliance, fitting or fixture that is not working properly and causes a substantial amount of water to be wasted
- a serious fault in a lift or staircase.

For all non – urgent repairs please email your Property Manager and they will respond to you during working hours.

- Leaking taps
- Faulty TV reception – antenna problems
- Locking your keys in the house/being locked out

Please note: Only the list of approved trades people are to be contacted via TEXT if it is an urgent repair, if they do not get back to you straight away please be patient. If another trade is used that is not on the list provided to you the owner will not be liable to pay the cost of the invoice.

List of approved Trades

If you have an afterhours emergency please TEXT the appropriate trade with your name, property address, Mancini Real Estate, and the urgent repair maintenance.

PLUMBER : Trust Plumbing, Tim 0423 711 514 or Smart Plumbing, Ills 0421 418 121

ELECTRICIAN: Powerlite Electrical, Robert 0401 535 809

HANDY MAN: QPM., Justin 0477 441 140 or TDJ., Tim 0400 891 800

Storm damage

In the event of extreme damage caused to your property by a major storm you should refer to your emergency to SES (State Emergency Service) by calling 13 25 00

Break in/Robbery and/or damage to glass

Contact the police on 000 to file a report, you will need to obtain a police report number. If a police report number is not available for insurance purposes the **Renter** may be liable for the cost of repairs.

Water leak/burst

Turn off water mains immediately, if leaking road side of water meter please call City West Water 13 16 91. The mains tap is generally located to the front of the property.

Fire

Call 000 and leave the house immediately.

Locked out of house

If during office hours call the office on 9398 6366 and we may be able to provide you with a spare set that you can arrange to be cut/let you into the house. This set of keys will need to be returned before close of business. If after hours or on the weekend/holidays you will need to call a locksmith to help you back into the property. You will be responsible for all costs and will be required to provide to the office a new key if the barrel is changed.

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Privacy Collection Notice

As professional property managers **Leon Mancini & Sons Pty Ltd** collects personal information about you. To ascertain what personal information we have about you, you can contact us on: 03 9398 6366

Primary Purpose

As professional property managers, **Leon Mancini & Sons Pty Ltd** collect your personal information to assess the risk in providing you with the lease / tenancy of the **Premises** you have requested, and if the risk is considered acceptable, to provide you with the lease / tenancy of the **Premises**.

To carry out this role, and during the term of your tenancy, we usually disclose your personal information to:

- The **Rental Provider**
- The **Rental Provider's** lawyers
- The **Rental Provider's** mortgagee
- Referees you have nominated
- Organisations / Tradespeople required to carry out maintenance to the **Premises**
- Third party organisations required to provide **Leon Mancini & Sons Pty Ltd** services
- Rental Bond Authorities
- Residential Tenancy Tribunals / Courts
- Collection Agents
- National Tenancy Database Pty Ltd (ABN 65 079 105 025 ("ntd"))
- Other Real Estate Agents, **Rental Providers** and Valuers

Secondary Purpose

Leon Mancini & Sons Pty Ltd also collect your personal information to:

- Enable us, or the **Rental Provider's** lawyers, to prepare the lease / tenancy documents for the **Premises**.
- Allow organisations / tradespeople to contact you in relation to maintenance matters relating to the **Premises**.
- Pay / release rental bonds to / from Rental Bond Authorities (where applicable).
- Refer to Tribunals, Courts and Statutory Authorities (where necessary).
- Refer to Collection Agent / Lawyers (where default / enforcement action is required).
- Provide confirmation details for organisations contacting us on your behalf i.e. Banks, Utilities

(Gas, Electricity, Water, Phone), Employers, etc.

If your personal information is not provided to us and you do not consent to the uses to which we put your personal information, **Leon Mancini & Sons Pty Ltd** cannot properly assess the risk to our client, or carry out our duties as professional property managers. Consequently, we then cannot provide you with the lease / tenancy of the **Premises**. You also acknowledge that our related financial services company may contact you from time to time to explain other services that this company may be able to provide.

Our privacy policy contains information about how you may access the personal information we hold about you, including information about how to seek correction of such information. We are unlikely to disclose any of your personal information to overseas recipients.

The **Leon Mancini & Sons Pty Ltd** privacy policy contains information about how you may complain about an alleged breach of the Australian Privacy Principles, and how we will deal with such a complaint.

The **Leon Mancini & Sons Pty Ltd** privacy policy can be viewed without charge on the **Leon Mancini & Sons Pty Ltd** website; or contact your local **Leon Mancini & Sons Pty Ltd** office and we will send or email you a free copy.

Disclaimer

Leon Mancini & Sons Pty Ltd its directors partners employees and related entities responsible for preparing this **Agreement** believe that the information contained in this **Agreement** is up to date and correct. However no representation or warranty of any nature can be given intended or implied and the **Rental Provider** and the **Renter** should rely on their own enquiries as to the accuracy of any information or material incorporated in this **Agreement**. The law is subject to change without notice and terms and conditions in this **Agreement** may be amended as a result. **Leon Mancini & Sons Pty Ltd** disclaims all liability and responsibility including for negligence for any direct or indirect loss or damage suffered by any person arising out of any use and/or reliance on this **Agreement** or any information incorporated in it.

Utility Connections



Once your agreement is submitted, you will be contacted by one of Movinghub's consultants to organise the connection of your Water service.

We are required to set up your Water connection by law, but they can also help with the connection of a wide range of services such as electricity, gas and internet for your new home. Obligation free quotes for other helpful services such as removalists, storage, cleaning and much more can also be obtained.



- ☐ I am interested in the connection of utilities and services to help with my move.*
- ☒ Not interested, just connect the Water service.

* The Renter consents to their contact information being disclosed to third parties for the purposes of utility and service connections.

Signatures

This agreement is made under the Act.

Before signing you must read **Part D – Rights and obligations** of this form.

Rental Provider

Rental Provider : **Susan Ang**



Signed at Wed, 10/08/2022 16:24 , from device: iOS 15.6 iPad Mobile Safari UI/WKWebView

Renter(s)

Renter 1: **Vamsi Muppala**



Signed at Fri, 05/08/2022 21:49 , from device: iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060

Renter 2: **Manideep Burugula**



Signed at Sat, 06/08/2022 10:42 , from device: iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060

AUDIT TRAIL

Vamsi Muppala (Renter)

- Fri, 05/08/2022 21:44 - Vamsi Muppala clicked 'start' button to view the Residential Rental Agreement (iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060, IP: 180.150.37.129)
- Fri, 05/08/2022 21:49 - Vamsi Muppala signed the Residential Rental Agreement (iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060, IP: 180.150.37.129)
- Fri, 05/08/2022 21:49 - Vamsi Muppala submitted the Residential Rental Agreement (iOS 15.6 iPhone Chrome Mobile iOS 103.0.5060, IP: 180.150.37.129)

Manideep Burugula (Renter)

- Sat, 06/08/2022 10:39 - Manideep Burugula clicked 'start' button to view the Residential Rental Agreement (iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060, IP: 149.167.140.47)
- Sat, 06/08/2022 10:42 - Manideep Burugula signed the Residential Rental Agreement (iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060, IP: 149.167.140.47)

Sat, 06/08/2022 10:42 - Manideep Burugula submitted the Residential Rental Agreement (iOS 15.5 iPhone Chrome Mobile iOS 103.0.5060, IP: 149.167.140.47)

Susan Ang (Rental Provider)

Wed, 10/08/2022 16:21 - Susan Ang clicked 'start' button to view the Residential Rental Agreement

Wed, 10/08/2022 16:24 - Susan Ang signed the Residential Rental Agreement

Wed, 10/08/2022 16:24 - Susan Ang submitted the Residential Rental Agreement

AGREEMENT END
