



Beachside Real Estate (SA) Pty Ltd T/A Grange on Jetty Real Estate
9 Jetty Street GRANGE SA 5022
Tel: 08 8353 7000 Fax: 08 8355 3881 Agent No: 189568
Email: tarnia@grangeonjetty.com.au

SAPM003 © Lawsoft Pty Ltd

RESIDENTIAL TENANCY AGREEMENT

FIXED TERM OR PERIODIC

The parties to this agreement should consider obtaining legal advice about their rights and obligations under this Agreement. The Landlord agrees to let and the Tenant agrees to rent from the Landlord the Premises detailed below on the terms set out herein.

THE LANDLORD

Name ATK Developments Pty Ltd
Address C/- 9 George Street, Hindmarsh SA 5007

LETTING AGENT

Name Beachside Rentals Pty Ltd
Address 9 Jetty Street GRANGE SA 5022
Mobile 0403 006 715 Phone 08 8353 7000 Fax 08 8355 3881
Email Tarnia@grangeonjetty.com.au

TENANT / S

Tenant 1 Ravi Kiran Tipirneni - 0468 393 640 Email 1 tipirneniravi@gmail.com
Tenant 2 Sai Gowtham Bobba - 0469 333 110 Email 2 bobba.gowtham6@gmail.com
Tenant 3 Venkata Teja Munaga - 0450 562 676 Email 3 venkatatejamunaga@gmail.com
Tenant 4 Vamsi Krishna Ainampudi - 0468 390 341 Email 4 ainampudovamsi9@gmail.com
Main Tenant Phone Venkata - 0450 562 676

The following persons agree to all notices and information being given by email under the *Electronic Communications Act 2011*.

Tenant 1 ☒ Yes ☐ No Tenant 2 ☒ Yes ☐ No
Tenant 3 ☒ Yes ☐ No Tenant 4 ☒ Yes ☐ No

THE PREMISES

Address Description

28 Mountbatten Terrace, Flinders Park 5025

Reservation of any part of the Premises

Detail of that part of the Premises or property excluded by this Agreement and/or reserved for the Landlord's own use.

Nil

RENT

\$480.00 per week FOUR HUNDRED AND EIGHTY DOLLARS
(in words)

Rent payable in instalments

1st instalment: \$960.00 due on 17/02/2022 (date)
2nd instalment: \$960.00 due on 03/03/2022 (date)
Thereafter \$960.00 every ☐ week ☒ fortnight ☐ four weeks ☐ monthly

Payment method

☒ Internet Transfer ☐ Direct Debit ☐ Rent Card ☐ Other _____

How and Where Rent Payable

Direct deposit into: Account Name: Beachside Rentals Trust Account BSB: 105 018 Account: 086 772 140

Reference: please use your name or property address as a reference

FIXED TERM TENANCY	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
---------------------------	-----------------------------	---

From 17/02/2022 To 31/08/2022

NB: If the period is less than 90 days prepare a Notice (Form 1) and attach

OR

PERIODIC TENANCY	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
-------------------------	--	------------------------------

From _____ Until terminated in accordance with this Agreement

RENT INCREASE PROVISIONS

The parties agree to increase the rent on the following basis and times

- ☐ the rent will increase to \$ _____ per _____ on _____ (date)
- ☐ the rent increase will be calculated by the following method and on the following dates

In any event and or if no set rent increases are detailed above the parties agree that the Landlord may increase the rent in accordance with s55 of the Act by giving Notice prior in accordance with and complying with s55(2) (c) of the Act and as may be detailed in the additional conditions in the Annexures.

BOND

\$2,880.00 Regulation 9 and s61 of the Act. 4 weeks rent, or 6 weeks if rent more than \$250 p/w.

WATER CONSUMPTION

The tenants are to pay water charges and allowances as detailed and as allowed under the Act

- ☒ All quarterly supply charges & all water usage or group shared invoiced services (Community Title/Strata)
- ☐ All water usage
- ☐ All water usage over & above _____ annual allowances
- ☐ No charge for water
- ☐ Other _____

If the Property is not individually metered for a service, the Tenant will pay an apportionment of the cost of the service as set out below, where any services are in the name of Landlord. See section 7 of the Act.

Service	Apportionment
_____	_____
_____	_____

INSURANCE

- ☒ **Landlord** has responsibility for insurance of the building and premises
- ☒ **Tenant** has responsibility for insurance of contents of the premises (for property the tenant has possession of)

PROSPECTIVE SALE	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
-------------------------	--	------------------------------

The Landlord has a present intention to sell the Property. **If YES**, give details.

DOMESTIC FACILITIES

Information for appliances and devices will be reasonably given (and can be in writing or oral) and may also be provided by online access or email by the Agent.

Facility**Model/Name (if applicable)**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SPECIAL CONDITIONS

Special Conditions relating to the Tenancy

Refer General Annexure Item 1

ADDITIONAL TERMS

See Additional Terms Annexure

GENERAL CONDITIONS

1 Application of Act and Regulations

The provisions of the Residential Tenancies Act (the "Act") and the Residential Tenancies (General) Regulations (the "Regulations") as amended from time to time apply to this Agreement and wherever there be any inconsistency or conflict between the terms of this Agreement and the Act or Regulations then the Act or Regulations will prevail and the terms and conditions herein will be read down but so as to preserve as far as possible the clauses or provisions of this Agreement.

2 Manner of Payment of Rent

The Tenant will pay rent to the Landlord for the Premises at the rate specified on page 1 and in the manner and place specified therein without setoff or abatement.

3 Rates Taxes and Charges

The Landlord will bear all statutory rates taxes and charges imposed in respect of the Premises. The Tenant is to pay water rates as set out above (as this may be amended by regulation from time to time) unless otherwise indicated in this Agreement.

4 Rent Review

The rent will be reviewed and increased from time to time in as expressly agreed and stated herein above in accordance with the Act and the parties agree that the Landlord can increase the rent during this Agreement otherwise subject to the provisions of s55 of the Act and any provisions relating to Notice under the Act and such increases by Notice are limited to prior notice and not before any period limiting increases under s55(2)(c) of the Act.

5 Subletting and Assignment

The Tenant may not sublet the Premises or assign his interest under this Agreement without the prior written consent of the Landlord which consent will not be unreasonably withheld.

6 Termination

The Landlord may terminate this Agreement by notice given should there be any breach of the terms of this Agreement. Such notice is to be given in a written form specifying the breach and informing the Tenant that if the breach is not remedied within the specified period (which must be period of at least 7 days) from the date the notice is given then the tenancy will be terminated by force of the Notice. Notice will be in the form prescribed under the Regulations. The Landlord may terminate the Agreement on the grounds of non payment of rent where rent or any part thereof has been outstanding for a period of 14 days.

7 Tenants Obligations

The Tenant must:

- 7.1 Pay for all services to the Premises to include but not limited to gas, oil, electricity, water consumption and telephone costs.
- 7.2 Keep the Premises clean and secure and notify the Landlord of any damage to the property and report immediately to the Landlord any breakdown or fault in equipment, water, electrical or other services to the property.
- 7.3 Keep all drains clear and only use sewers and plumbing in the normal course and use.
- 7.4 Use the Premises only as a place of residence and not for any other purpose without the Landlord's written consent.
- 7.5 Pay for the cost of any repairs to the Premises where damage to the Premises is a result of a breach by the Tenant or their invitees of this Agreement or caused by the wrongful and or negligent act of the Tenant and or their invitees.
- 7.6 Maintain the Premises the grounds and gardens to at least the same standard as presented at the commencement of the term of the tenancy.
- 7.7 Where the Premises comprise a unit under the Strata Titles Act or the Community Titles Act or are comprised in a form of multiple dwelling the Tenant will comply in all respects with the provisions of the Articles of the Corporation and directions of the Corporation or the management of rights of unit or lot holders.
- 7.8 The Tenant will comply with all reasonable directions of the Landlord in relation to the maintenance, care and use of the Premises.
- 7.9 Keep the Premises clear of rubbish and comply with any by-laws concerning rubbish collection.

The Tenant will not

- 7.10 Alter or remove a lock or security device or add a lock or security device without the consent of the Landlord and the Tenant will insure all the Tenant's belongings against all risks.
- 7.11 Without the Landlord's written consent to make any alteration or addition to the Premises whatsoever.
- 7.12 Use or cause or permit the Premises to be used for any illegal or unauthorised purpose or cause or permit a nuisance. The Tenant must not cause or permit an interference with the reasonable peace, comfort or privacy of another person who resides in the immediate vicinity of the Premises.
- 7.13 Intentionally or negligently cause or allow damage to the Premises (including placing of nails plugs or screws and or fixing any adhesives to any part of the Premises whatsoever).
- 7.14 Fix any television antennae to the Premises without the prior written consent of the Landlord.
- 7.15 Use any part of the Premises except in connection with the intended purpose of the fixture or fitting.
- 7.16 Keep any animals (to include birds, poultry, fish, mammals and reptiles) at or on the Premises.
- 7.17 Interfere with any plant, equipment or machinery on the Premises other than in accordance with consent of the Landlord and the manufacturer's instructions.
- 7.18 Bring any bicycle, motor cycle into the living areas of the Premises.
- 7.19 Erect or place any sign or notice on or in the Premises.

If the Premises contains a swimming pool then the Tenant will

- 7.20 Maintain the pool in all things at the expense of the Tenant for chemicals, any maintenance and cleaning and labour costs.
- 7.21 Observe all maintenance instructions and regimes and all instructions of the Landlord relating to maintenance.
- 7.22 Not drain the pool or instruct any structural repairs or maintenance without the consent of the Landlord.
- 7.23 Advise the Landlord of any damage to equipment, malfunction of equipment or any deterioration of the pool requiring attention.

8 Landlords' Obligations**The Landlord will:**

- 8.1 Deliver the Premises at the commencement of the term in a reasonable state of cleanliness.
- 8.2 Provide and maintain the Premises and ancillary property are in a reasonable state of repair at the beginning of the tenancy and will keep them in a reasonable state of repair having regard to their age character and prospective life and abide by all legal requirements regarding the buildings and health and safety in respect of the Premises.
- 8.3 Provide adequate locks and devices to secure the Premises.
- 8.4 Grant the Tenant quiet enjoyment of the Premises during the term and not interfere with the peace, comfort or privacy of the Tenant and will take all reasonable steps to enforce this obligation upon any other tenant of the landlord in occupation of the Premises.

9 Right of Entry**The Landlord may subject to the Act enter the Premises in the following circumstances:**

- 9.1 Immediately in an emergency.
- 9.2 To carry out necessary repairs or maintenance at a reasonable time where the Tenant has been given at least 48 hours notice.
- 9.3 As may be arranged with the Tenant but not more than once each week to collect rent.
- 9.4 To inspect the Premises but not more than once every 28 days and at a reasonable hour upon not less than 7 nor more than 14 days prior written notice.

- 9.5 For the purpose of showing the Premises to prospective tenants at a reasonable hour and on a reasonable number of occasions during a period of 28 days prior to the end of the tenancy.
- 9.6 For the purpose of showing prospective purchasers at such reasonable times upon giving reasonable notice to the Tenant.
- 9.7 At any time with the consent of the tenant given immediately before the time of entry.

10 Compensation for Damages

If the Tenant causes damage to the Premises by removing a fixture the Tenant must notify the Landlord and at the option of the Landlord repair the damage or compensate the Landlord for the costs of repairing the damage. The Tenant will indemnify and keep indemnified the Landlord against all claims whatsoever brought by any party against the Landlord or the occupier of the Premises arising from the Tenants breach of this Agreement and or any negligence arising from the Tenants use of the Premises.

11 Termination by Landlord –

Periodic Tenancy Only

If the tenancy is a periodic tenancy the Landlord may terminate this Agreement in accordance with Regulations and the form of Schedule 3 of the Regulations for cause. The Landlord may further give the Tenant at least 90 days notice of termination of this Agreement without specifying any grounds for the notice but again in the form regulated by Schedule 3 of the Regulations. Notice of termination can also otherwise be given of not less than 60 days if the Premises (property) is sold and of not less than 90 days if the Premises are required for personal use.

Fixed Term

If the tenancy is for a fixed term the Landlord can terminate for cause subject to the Regulations and as in clause 6.

12 Termination by Tenant – Periodic Tenancy

If the tenancy is a periodic tenancy the Tenant may terminate this Agreement by giving a notice in writing to the Landlord of at least 21 days or a period equivalent to a single period of the tenancy (whichever is the longer) without specifying any ground for the notice.

13 Re-letting

If the Tenant breaches this Agreement during its term and the Landlord re-lets the Premises the Tenant will pay the Landlord's reasonable re-letting costs including advertising out of pocket expenses and legal fees together with the rent until the property is re-let. The Landlord or its manager may make a charge for processing an application for consent to sublet or re-let the property.

14 Definitions

A reference to an Act of Parliament or to a section of an Act includes any amendment thereto or re-enactment thereof for the time being in force. Where 2 or more persons are named in this Agreement their liability will be joint and several. A person will mean and include a corporation. A reference to the Landlord will mean and include the Manager of the Landlord from time to time acting and will include the servant agents and employees of the Landlord and or the Manager. Premises will mean and include the land together with any chattels included and ancillary property of the Landlord existing at the Premises. The Manager will be the party described in this Agreement being the Agent or other party acting for the Landlord in the management of the Premises.

15 GST

Rental will not include GST. The Tenant will pay all GST unless excluded by law. GST will mean any Goods & Services tax imposed to include *A New Tax System (Goods and Services Tax) Act 1999* or any amending or replacing Act.

GENERAL ANNEXURE

General Annexure Item 1

1. Rent Payment: The tenant agrees that the rent is to be paid a minimum two weeks in advance at all times. Furthermore, the tenant agrees that appropriate action will be taken if this is not adhered to. This may include eviction.
2. Keys: A fee of \$150 will apply should the tenant require the Agent to unlock the property. A replacement fee will apply should the keys, remotes or key cards be lost or damaged.
3. Smoking: Smoking is prohibited inside the premises at all times.
4. Pets: NO pets are to reside at the property without prior written authorisation from Landlord &/or Property Manager. NO pet &/or animal is permitted on any carpeted area.
5. Hooks and Nails etc.: The tenant agrees not to insert any hooks into the walls without prior written permission.
6. Filters (air conditioners and heaters): The tenant agrees to regularly clean filters and air intake vents for air conditioners and heating or cooling units.
7. Maintenance: The tenant agrees to report all maintenance and damage in writing to the agent as soon as possible.
8. Tradesman Access: The tenant agrees to permit access to all tradesman approved by Grange On Jetty Property when required. Should the tradesperson need to return to the property, or rearrange the schedule to suit the tenant, then the tenant agrees that all future charges incurred will need to be paid by the tenant.
9. Cleanliness: The tenant agrees to keep the property in reasonably clean and tidy condition at all times throughout the tenancy.
10. Timber and Hard Floors and Surfaces: The tenant agrees to place felt pads on all furniture to be placed on the timber floors and hard surface. Furthermore, the tenant agrees not to wear stiletto heels on any sealed floor. Should damage to sealed floors occur then the tenant will be responsible and must return the floor to original condition.
11. Routine inspections: Inspections are generally carried out every 3 months, however under the Tenancy Act there is no maximum number of inspections allowable. The tenant will receive 7-14 days written notice of the date and approximate time we will inspect the property.
12. Lease Break: Should the tenant vacate the property before the lease expires, then the tenant agrees to pay the Letting Fee and Advertising Costs in accordance with the Residential Tenancies Act, and all rent until a new Tenant is found and approved and a new lease has commenced.
13. Cleaning when vacating: The tenant agrees to leave the property in clean condition when vacating the property. No rubbish is to be left at the premise when vacating. All rubbish bins must be emptied.
14. Smoke Alarms: The tenant agrees to check the smoke alarm/s regularly and to report immediately if the unit is not working. Under no circumstances is the smoke alarm to be tampered with, covered or removed. Fines will apply.
15. Strata: Where applicable, tenants must abide by all rules and regulations as set down by the Body corporate or Strata Manager.
16. Tenants/Occupants: no other occupants are to reside at the premises other than those stated on the Tenancy Lease Agreement and Residential Tenancy Application.
17. Appliances: all appliances are to be used as per their instruction manuals and solely for their intended purpose.
18. Rubbish: Tenants must use the allocated rubbish bins or allocated refuse area. No rubbish is to be left at, or on, the premise. All rubbish bins must be emptied.
19. Parking: Where applicable, the tenant agrees to park only in the allocated car space provided. Furthermore, the tenant agrees to keep the car parking space clean and remove all oil spills. If necessary, the tenant agrees to provide their own drip tray.
20. Insurance: The tenant agrees to take out minimum contents insurance at all times for all personal possessions and items. The tenant's items are not covered by the Landlord's insurance.
21. Noise: The tenant must be mindful of visitors and ensure adjoining neighbours are not disturbed and allow quiet enjoyment and use of the property.
22. Defence Forces: If, prior to the termination of this agreement, or any subsequent agreement, the tenant, being a servicing member of the Australian Defence Force, is posted to a different posting locality or is directed to occupy service accommodation, the tenant may terminate the lease on provision of 28 days' notice in writing.
23. Inventory: Where applicable, the inventory forms part of the lease. Please note that all inventory items are to be returned to their original position and cleaned upon vacating. Please also replace all items damaged or lost prior to returning keys.

24. Gardens: The tenant agrees to maintain all gardens. This included but is not limited to lawn mowing, edging, weeding and watering.
 25. Pools: Tenants agree to maintain the pool, equipment and surrounding area and supply and keep up the pool chemicals to acceptable levels.
 26. Fires: Tenants are not to light fires inside the property.
 27. Candles: Tenants will not burn candles or incense sticks near walls, ceilings, doors or window furnishings. Any damage, or discoloration, caused from, or by, burning a candle(s) will be the tenant's responsibility to repair or replace.
 28. Appliances: the gas stove (cook top) is manually operated using a gas kitchen multi lighter which must be placed out of reach of children at all times. Should the dishwasher, heater, air conditioner, ceiling fans or roller shutters break down & require repair or replacing, it is agreed by the tenants, the owners will not be repairing or replacing any of these appliances/items.
 29. Carport/garage: The tenants acknowledge the roller door is only operational manually. The motor is not in working order and will not be replaced.
 30. Emergency: In the event of any 'Emergency Repairs' please TEXT Tarnia on 0403 006 715
-

ADDITIONAL TERMS ANNEXURE

General Maintenance

The Tenant agrees and will maintain the Premises by keeping the Premises in a clean, neat & tidy condition at all times. No rubbish is allowed to be left in or around the Premises or units if in a group. All maintenance requests are to be reported via the Agent, Property Manager's email address advised.

The Tenant is responsible during the tenancy and in particular at the end of the tenancy to present the Premises in a clean, neat & tidy condition including all fixtures and fittings, windows, paths, driveways and gardens. Should there be any damage caused to walls, ceilings, curtains, blinds or flooring by smoking inside, the tenants will bear the cost of any cleaning, repairs or replacement of items as necessary.

* Floating floorboards are to be washed with a damp mop ONLY. Over wetting causes damage, it will be at the Tenant's expense to repair any such damage caused by the Tenant, by an authorised tradesperson.

* No Blu Tac, thumbnails or sticky tape is to be used on the walls or ceilings.

* Chopping boards are to be used in the kitchen at all times.

* The Tenant will provide an oil tray and not allow the car to drip oil on driveway or parking areas, and will keep the same free of rubbish or oil stains. Under no circumstances is the tenant/s to park any type of vehicle on any part of the garden area. The tenant/s is not permitted to keep unregistered or un-roadworthy vehicles of any type on the Premises.

* The curtains, blinds and carpets are to be cleaned or vacuumed on a regular basis by the Tenant.

* The Tenant is liable for any damage caused by their pot plants or pets to floors.

* The Tenant will not under any circumstances use kerosene type heaters or Gas Bottle Cylinders in the Premises, nor store any dangerous goods or substances on the Premises.

* The Tenant agrees to and will not place any sanitary items, paper towels, latex products, wet ones or excess toilet paper into the toilet. Should this be the cause of a blockage, the Tenant will be charged for the plumber's invoice.

* No extra picture hooks are allowed on any walls unless approved by the Landlord in writing.

* If the smoke alarm(s) at the Premises appear not to be working for any reason the Tenant will advise the Agent immediately. Where the Landlord has arranged an annual compliance check of the smoke alarm the Tenant will allow access. The service contractor will provide advance notice of their attendance.

* The Tenant agrees to regularly dispose of any broken furniture, bottles and cans and general rubbish during the tenancy.

Services

The Tenant will notify the appropriate suppliers of services (power, water and gas) at commencement and departure dates at the end of tenancy.

The Landlord does not warrant that internet or other services work or are connected and any such services are the responsibility of the Tenant.

Smoking

The Tenant is aware and agrees that smoking is not permitted inside the Premises.

If the Tenant and/or visitors wish to smoke then this must be done outside of the Premises and all used wrappers, packets and butt ends are to be safely disposed of and no litter caused.

Pets

The Tenant agrees that no animals or pets will be kept in or on the Premises unless expressly approved and specified in writing with the Landlord and attached to this agreement.

No pets are allowed in or upon the Premises without prior written consent also from the strata managers and the Agent. Any agreement to allow a pet or animal is expressly limited to that pet and no replacement or other pet is allowed without a new written consent from the landlord.

Tenants to Maintain Gardens (to the extent of any)

The Tenant agrees to maintain the lawn and garden areas of the Premises which includes (to the extent of any garden) watering, regular lawn mowing and edging, and to keep all gardens, lawns, including the verge and shrubs healthy, neat, tidy and weed free at all times.

The Tenant agrees to be responsible for ensuring any fallen leaf matter is swept up and disposed of accordingly. If a BBQ is used on the Premises, the floor needs to be protected from any grease from the BBQ. Cobwebs in and around any external areas are to be regularly brushed down.

The Landlord (to the extent of any garden) will be responsible for seasonal pruning required depending on the type of gardens e.g. roses, fruit trees and hedges.

The Tenant will not install ponds, wading pools, swimming pools or spas on the Premises without the prior written permission from both the Landlord and Agent. Please Note that in the event that permission is granted the Tenant will bear the substantial cost of erecting a pool safety barrier as required by Law .

Sub- letting and Airbnb

The Tenant is expressly prohibited from subletting a part or whole of the Premises for any commercial endeavour such as Airbnb without the Landlord's written consent first being obtained.

The Tenant is aware the Landlord rents the Premises to the Tenant only and the Tenant agrees not rent , sublet or grant a licence to occupy part or whole of the Premises without prior written consent from the Landlord, for example the Tenant cannot list the Premises on Airbnb without express written consent and this is due in part to the damage and security risk imposed on the Landlord and the Premises and the fact that it is rented personally only.

The Tenant is not permitted to sublet the Premises for profit or reward at all nor part with possession of the Premises or any portion without consent in writing of the Landlord, unless expressly allowed at law.

Possession is not be granted over the Premises or any portion thereof to a third party on a Holiday or Short Term basis, directly or through any agent or booking service and or through on-line services such as Airbnb without express written consent of the Landlord.

The Tenant is not entitled and will not increase the number of occupants in the Premises (as per the Residential Tenancy Agreement) without first obtaining approval in writing from the Landlord.

Vacating the Premises

The Tenant agrees to allow a "For Lease" signboard to be erected as necessary and to allow the agent access for open inspections.

The Tenant will not leave any personal belongings or rubbish on the Premises at the end of their Tenancy .

If the Tenant does not follow any outgoing check lists and as a result or in any event the Premises is returned in an unsatisfactory condition, the Landlord is entitled to employ professional cleaners to rectify any issues and this expense will be deducted from the bond and or recovered from the Tenant .

The Tenant may also be charged for replacement of lost or damaged "ancillary property" provided with the Premises at the commencement of the tenancy by example and not limited to: remote controls for air conditioners, roller doors, alarm systems, swipe cards for entry/exist doors, appliance manuals and any other ancillary property provided.

Inspections

At all periodic inspections the Premises is to be presented in a good clean, neat & tidy condition. The Agent will be checking all wet areas for mould & scum and all appliances (particularly the oven, griller and cooktops,) vents, range hoods, exhaust covers, light fittings, window sills & tracks.

The Agent will look at air conditioning vents and filters and that lawns are mowed and edged and gardens are neat, tidy and weed free. Photos of the Premises will be taken during the inspection. The Agent will use spare keys to access the Premises at all periodic inspections and will confirm all inspections by letter or

email between 7 and 14 days prior and as required under the Act

Late Payments of Rent

The Tenant is encouraged to ensure the rent is paid on time every time so that our business relationship remains beneficial for both parties. The Tenant should contact the agent if they have any queries or concerns regarding Rent Arrears Policy. In extreme cases of rent arrears the Agent may lodge details on the tenancy screening databases.

The Agent's Rent Arrears Policy is as follows:-

3 Days Late - The Agent may send you an automated SMS text message or email.

5 Days Late - A 'Friendly Reminder' email will be sent and the Agent will phone the Tenant.

7 to 8 Days Late - SMS text message will be sent and the Agent will phone the Tenant or visit the Premises.

10 Days Late - A 'Final Reminder' email will be sent and the Agent will phone the Tenant or visit the Premises.

15 to 16 Days Late - Breach of Tenancy Notice will be issued.

Eviction will follow if the problem is not remedied.

Where the Tenant is consistently late in rental payments the Landlord may elect not to renew the tenancy.

Any tenancy reference provided by the Agency as authorised by the Tenant, will include a summary of payment history.

The Agent encourages the Tenant to ensure their rent is paid on time, every time so that our business relationship remains beneficial for both parties.

Regulations of Buildings

The Tenant agrees to abide by any strata regulations & rules if applicable.

The Tenant agrees to observe the "quiet enjoyment" and peace of all nearby neighbours.

Damage to Others

The Tenant indemnifies the Landlord and Agent against: (a) any injury, loss or damage which may be caused to the Premises; (b) the death or injury of the Tenant, the members of his family or household, his guests and invitees; and (c) loss of or damage to the Tenant's property or the property of the of other persons; where (a) (b) or (c) result from the use or misuse of the Premises by the Tenant or other persons on the Premises with consent of the Tenant.

Master Keys

Master keys will not be issued to the Tenant, therefore locking keys inside Premises and loss of keys after hours will result in the Tenant having to pay a call out fee to a Locksmith, plus the cost of changing the locks if required.

Neither the Landlord nor the Agent will be responsible for any afterhours call out fees. If locks are changed you are expressly required and agree to give a copy of the new keys to the Agent the next business day.

Failure to provide keys may result in penalties under the Act.

Emergency Contact Information

In case of an emergency repair, maintenance, accident etc. outside of normal business hours 9am to 5pm Monday to Friday or Public Holidays the Tenant agrees to and will contact the Agent on the emergency afterhours number notified and give full details of the nature of the repair, maintenance or accident which is or could be detrimental to health, life or security of the Premises.

In the case of an EMERGENCY please CALL & TEXT MESSAGE:
TARNIA PITT on

0403 006 715

Rental Payments

All future rent payments will be made as per our instructions to you, either:

Direct deposit into: Account Name: Beachside Rentals Trust Account BSB: 105 018 Account: 086 772 140

Reference: please use your name or property address as a reference

Cash deposit at any BANKSA branch into: Account Name: Beachside Rentals Trust Account BSB: 105 018 Account: 086 772 140 Reference: please use your name or property address as a reference

Bank Cheque

Special Conditions

1. **Rent Payment:** The tenant agrees that the rent is to be paid a minimum two weeks in advance at all times. Furthermore, the tenant agrees that appropriate action will be taken if this is not adhered to. This may include eviction.
2. **Keys:** A fee of \$150 will apply should the tenant require the Agent to unlock the property. A replacement fee will apply should the keys, remotes or key cards be lost or damaged.
3. **Smoking:** Smoking is prohibited inside the premises at all times.
4. **Pets:** NO pets are to reside at the property without prior written authorisation from Landlord and Property Manager. NO pet &/or animal is permitted on any carpeted area.
5. **Hooks and Nails etc.:** The tenant agrees not to insert any hooks into the walls without prior written permission.
6. **Filters (air conditioners and heaters):** The tenant agrees to regularly clean filters and air intake vents for air conditioners and heating or cooling units.
7. **Maintenance:** The tenant agrees to report all maintenance and damage in writing to the agent as soon as possible.
8. **Tradesman Access:** The tenant agrees to permit access to all tradesman approved by Agency Avenue Grange when required. Should the tradesperson need to return to the property, or rearrange the schedule to suit the tenant, then the tenant agrees that all future charges incurred will need to be paid by the tenant.
9. **Cleanliness:** The tenant agrees to keep the property in reasonably clean and tidy condition at all times throughout the tenancy.
10. **Timber and Hard Floors and Surfaces:** The tenant agrees to place felt pads on all furniture to be placed on the timber floors and hard surface. Furthermore, the tenant agrees not to wear stiletto heels on any sealed floor. Should damage to sealed floors occur then the tenant will be responsible and must return the floor to original condition.
11. **Routine inspections:** Inspections are generally carried out every 3 months, however under the Tenancy Act there is no maximum number of inspections allowable. The tenant will receive 7-14 days written notice of the date and approximate time we will inspect the property.
12. **Lease Break:** Should the tenant vacate the property before the lease expires, then the tenant agrees to pay the Letting Fee and Advertising Costs in accordance with the Residential Tenancies Act, and all rent until a new Tenant is found and approved and a new lease has commenced.
13. **Cleaning when vacating:** The tenant agrees to leave the property in clean condition when vacating the property. No rubbish is to be left at the premise when vacating. All rubbish bins must be emptied.
14. **Smoke Alarms:** The tenant agrees to check the smoke alarm/s regularly and to report immediately if the unit is not working. **Under no circumstances is the smoke alarm to be tampered with, covered or removed.** Fines will apply.
15. **Strata:** Where applicable, tenants must abide by all rules and regulations as set down by the Body corporate or Strata Manager.
16. **Tenants/Occupants:** no other occupants are to reside at the premises other than those stated on the Tenancy Lease Agreement and Residential Tenancy Application.
17. **Appliances:** all appliances are to be used as per their instruction manuals and solely for their intended purpose.
18. **Rubbish:** Tenants must use the allocated rubbish bins or allocated refuse area. No rubbish is to be left at, or on, the premise. All rubbish bins must be emptied.
19. **Parking:** Where applicable, the tenant agrees to park only in the allocated car space provided. Furthermore, the tenant agrees to keep the car parking space clean and remove all oil spills. If necessary, the tenant agrees to provide their own drip tray.

20. **Insurance:** The tenant agrees to take out minimum contents insurance at all times for all personal possessions and items. The tenant's items are not covered by the Landlord's insurance.
21. **Noise:** The tenant must be mindful of visitors and ensure adjoining neighbours are not disturbed and allow quiet enjoyment and use of the property.
22. **Defence Forces:** If, prior to the termination of this agreement, or any subsequent agreement, the tenant, being a servicing member of the Australian Defence Force, is posted to a different posting locality or is directed to occupy service accommodation, the tenant may terminate the lease on provision of 28 days' notice in writing.
23. **Inventory:** Where applicable, the inventory forms part of the lease. Please note that all inventory items are to be returned to their original position and cleaned upon vacating. Please also replace all items damaged or lost prior to returning keys.
24. **Gardens:** The tenant agrees to maintain all gardens. This included but is not limited to lawn mowing, edging, weeding and watering.
25. **Pools:** Tenants agree to maintain the pool, equipment and surrounding area and supply and keep up the pool chemicals to acceptable levels.
26. **Fires:** Tenants are not to light fires inside the property.
27. **Candles:** Tenants will not burn candles or incense sticks near walls, ceilings, doors or window furnishings. Any damage, or discoloration, caused from, or by, burning a candle(s) will be the tenant's responsibility to repair or replace.
28. **Appliances:** The gas stove (cook top) is manually operated using a gas kitchen multi lighter which must be placed out of reach of children at all times. Should the dishwasher, heater, air conditioner or ceiling fans break down & require repair or replacing, it is agreed by the tenant the owner will not be repairing or replacing any of these appliances/items.
29. **Carport/garage:** The tenants acknowledge the roller door is only operational manually. The motor is not in working order and will not be replaced.
30. **Emergency:** In the event of any '**Emergency Repairs**' please TEXT Tarnia on 0403 006 715
-

PRIVACY STATEMENT

The Agent uses personal information collected from you to act as the agent and to perform its obligations as agent. The Agent may disclose information to other parties such as its client, to potential purchasers of the property, or to clients of the Agent both existing and potential, as well as to tradespeople, strata corporations, government and statutory bodies and to other parties as required by law. The Agent will only disclose information in this way to other parties as required to perform their duties for the purposes specified above or as otherwise allowed under the Privacy Act 1988. If you would like to access this information you can do so by contacting the Agent at the address and contact numbers in this agreement. You can correct any information if it is inaccurate, incomplete or out-of-date. Real estate and tax law requires some of this information to be collected.

ACKNOWLEDGEMENT and CONSENTS

The Landlord and Tenant each acknowledges and consents to the Landlord or Agent and the Tenant or their attorneys and representatives signing this form and agreement and any Notices under the Act by electronic and/or digital signatures under the *Electronic Communications Act (SA)* and delivering this Agreement and any Notices under the Act by email.

EXECUTION**SIGNED BY THE TENANT/S****DATE**

Ravi Kiran Tipirneni - 0468 393 640

Sai Gowtham Bobba - 0469 333 110

Venkata Teja Munaga - 0450 562 676

Vamsi Krishna Ainampudi - 0468 390 341

The Tenant(s) acknowledge receipt of

Information Brochure - Residential Tenancies Act 1995
Statutory Notice for Short Fixed Term Tenancy (if less than 90 days)
Inspection Report
Manuals and Instructions or internet directions to access

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

SIGNED BY OR ON BEHALF OF THE LANDLORD**DATE**

☐ Landlord
☒ Letting Agent as authorised

OFFICE USE

Inspection Report sent	<input type="checkbox"/> Yes
Manuals or instructions (written or oral) for domestic facilities given	<input type="checkbox"/> Yes
A copy of this Agreement sent	<input type="checkbox"/> Yes
Security Bond Form	<input type="checkbox"/> Yes
Information regarding Water Charges	<input type="checkbox"/> Yes
Agents Tenant Information Annexure	<input type="checkbox"/> Yes
Keys given	<input type="checkbox"/> Yes

Residential Tenancies Act 1995
NOTICE OF TENANCY DETAILS

Details pursuant to s48 *Residential Tenancies Act* to be supplied at commencement of new tenancy.

INFORMATION REGARDING YOUR TENANCY**TENANT / S**

Tenant 1	Ravi Kiran Tipirneni	
Mobile	0468 393 640	Email tipirneniravi@gmail.com
Tenant 2	Sai Gowtham Bobba	
Mobile	0468 393 640	Email bobba.gowtham6@gmail.com
Tenant 3	Venkata Teja Munaga	
Mobile	0450 562 676	Email venkatatejamunaga@gmail.com
Tenant 4	Vamsi Krishna Ainampudi	
Mobile	0468 390 341	Email ainampudovamsi9@gmail.com

The Tenants consent and will accept all Notices under the Act and other communications from the Agent being sent to their email addresses above.

PROPERTY

Address 28 Mountbatten Terrace, Flinders Park 5025

AGENT

Name Beachside Rentals Pty Ltd

Address 9 Jetty Street GRANGE SA 5022

Mobile 0403 006 715 Phone 08 8353 7000 Fax 08 8355 3881

Email Tarnia@grangeonjetty.com.au

The Agent will accept service of all Notices by email to this address.

LANDLORD

Name ATK Developments Pty Ltd

Address C/- 9 George Street, Hindmarsh SA 5007

If Company (registered address)

If Landlord not owner (Owner):