

MONKEY RENTAL AGREEMENT V1.0

Find out more at <http://blog.dsrf.com.au/2016/10/02/common-law-room-rental/>



HEAD-TENANT OR PROPERTY OWNER'S DETAILS

Person(s) who is offering the room or property

Full Name					
Address					
Suburb		Postcode		State	
Phone		Email			

☐ New tenant viewed landlord's ID

NEW FLATMATE'S DETAILS

Person(s) who is renting the room or property

Full Name					
Address					
Suburb		Postcode		State	
Phone		Email			

☐ Landlord viewed tenant's ID

ROOM BEING RENTED

Address					
Suburb		Postcode		State	

Room is ☐ Unfurnished ☐ Furnished

Any other details of what is being let:

Any other details of the current tenants:

RENT AND TERMINATION

Weekly Rent Amount

Weekly rental paid ☐ weekly ☐ fortnightly ☐ monthly

Method of rent payment:

☐ Bank Transfer

BSB: Account Number: Account Name:

☐ Cash (must give receipt)

☐ Other:

Start Date

End Date

Notice to end lease (either party) ☐ Must stay full-term ☐ 1 week ☐ 2 weeks ☐ 4 weeks

HOLDING DEPOSIT (OPTIONAL)

Amount

☐ 1 week rent ☐ 2 weeks rent

Room will be held for ☐ 1 week ☐ 2 weeks ☐ other

Paid by

☐ Cash (get receipt) ☐ Bank transfer

Paid date

Kept by the landlord if the tenant withdraws from the agreement. If the landlord withdraws from the agreement then the deposit is returned to the tenant.

BOND

Bond amount

☐ No Bond ☐ 1 week rent ☐ 2 weeks rent ☐ 3 weeks rent ☐ 4 weeks rent

The bond is held by

☐ The landlord ☐ State bond board ☐ Landlords agent ☐ The head tenant

Condition report

☐ Has been completed ☐ Has not been completed

BILLS

Electricity

☐ Included in the rent ☐ Split evenly between tenants ☐ Other:

Water

☐ Included in the rent ☐ Split evenly between tenants ☐ Other:

Gas

☐ No gas at property ☐ Included in the rent ☐ Split evenly between tenants ☐ Other:

Internet

☐ No internet at property ☐ Included in the rent ☐ Split evenly between tenants ☐ Other:

Any other bills or shared cost

HOUSE RULES AND ADDITIONAL TERMS

SIGNED HEAD TENANT/PROPERTY OWNER

Name		Date	
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SIGNED NEW TENANT

Name		Date	
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Share accommodation legal circumstances vary, visit <http://blog.dszf.com.au/2016/09/30/share-accommodation-situation> to ensure this agreement is suitable for your situation. You should seek independent legal advice for your specific circumstances.

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