

RESIDENTIAL TENANCY AGREEMENT

Landlord: (Name, contact details and address for service)



THE GOOD HOME PROPERTY MANAGEMENT
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 www.goodhome.co.nz



acting on behalf of the owner: _____

ADDRESS OF TENANCY: _____

Description: _____

This tenancy shall commence on _____ and shall finish on _____
(delete one:) and shall be a periodic tenancy.

TENANT (1):

Full Name: _____ Date of Birth: _____

Phone: _____ Work Phone: _____ Mobile: _____

Alt.Address for Service: _____

E-mail: _____

TENANT (2):

Full Name: _____ Date of Birth: _____

Phone: _____ Work Phone: _____ Mobile: _____

Alt.Address for Service: _____

E-mail: _____

OTHER OCCUPANTS:

Full Name: _____ D.O.B: _____

Full Name: _____ D.O.B: _____

Full Name: _____ D.O.B: _____

The rent of \$_____ per week is to be paid weekly in advance.

The bond of: \$_____ is due before the tenancy commences.

Payments are to be made into the following bank account:

The Good Home Property Management Ltd
ASB Bank Account Number: 12-3145-0174312-00

The landlord and the tenant(s) state that they agree to all the terms and conditions in this tenancy agreement and that each signatory has read the information on the reverse of this agreement.

Date signed: _____

Landlord: (Name) _____ Signature: _____

Tenant Name (1) _____ Signature: _____

Tenant Name (2) _____ Signature: _____

The Land lord and Tenant agree that:

1 In case of a **fixed term tenancy**: If neither part gives notice that they want the tenancy to end at the specified date (notice to be given no earlier than 90 days and no later than 21 days before that date), the tenancy shall automatically become a periodic tenancy. (Section 60 A, Residential Tenancies Act)

2 The tenant must not **assign or sublet** the tenancy without the landlord's written consent and only the people named in this agreement shall occupy this property. This shall include **boarders**. A **visitor** shall be defined as someone staying no more than 3 weeks within a six-month period.

3 The tenant must not part with possession of the premises or any chattels belonging to the landlord.

4 Vehicles: Only cars displaying their current registration and warrant of fitness and up to 2.5 t gross weight are permitted on this property. The tenant further agrees to keep the garage, carport or drive way free from oil drippings. Parking on lawns is not allowed.

5 The tenant agrees not to use **portable gas appliances** of any kind indoors. (Fire risk, condensation, mould) The tenant agrees to keep the **premises well ventilated** at all practical times when the tenant is personally in residence to prevent the build up of mould and mildew.

6 The tenant agrees to not store or keep any dangerous substances on the property or to do anything that may render the premises' insurance invalid.

7 Testing of **smoke alarms** and replacing batteries shall be responsibility of the tenant.

8 The tenant agrees to keep the premises and **gardens and lawns** in a reasonably clean and tidy condition free from **rubbish** and papers and to keep **lawns** mowed once per fortnight and the gardens **weeded** and in a generally tidy condition.

9 No animals shall be allowed on this property.

10 No smoking shall be allowed inside the house.

11 The tenant agrees to be liable for and pay all costs of **recovery** of the debt owed to the landlord by him. This will include any cost for collection by a **debt collection** agency, legal fees, commissions, fee's and disbursements, and /or court filing fees and disbursements.

12 The tenant allows the **landlord to give references** to prospective landlords.

13 The tenant confirms that the landlord has strongly recommended that the tenant takes out house content and public liability insurance.

14 All tenants agree to be **liable for this tenancy jointly and severally**. Please refer to the attached information on the Residential Tenancies Act and the Tenancy Services help line.

15 Any payments made to the landlord will be counted towards bond before being counted to rent.

16 The tenants agree to having their personal details, photos and other information obtained about them added to any tenant checking or credit reporting system available to the landlord. Under the **Privacy Act 1993** tenants have the right to see the information held about them by any such database, and to correct it in accordance with the Privacy Act. Please feel free to ask us for assistance if required. Any information supplied on the application form shall be part of this tenancy agreement.

CREDIT CHECK DATE: _____ accepted / declined by : _____

Other:

INITIALS:

Property Inspection Report: (To be signed on hand over of the property)

Both parties declare that the photos taken by the property manager at the beginning of the tenancy shall be part of this inspection report and the tenant acknowledges that he/she has been offered a copy of those photos in form of a CD-Rom. Unless stated otherwise, the property has been accepted by both parties as at least in reasonably clean and tidy condition. The tenant is expected to point out imperfections not discovered on possession date as soon as possible, usually within 7 days to make sure he/she is not held liable.

Number of smoke alarms: _____ Keys received by tenant:

Notes (e.g. Chattels, Comments, defects):

Date: _____ Tenant sign.: _____ Landlord sign.: _____