



ALISON COURT RESIDENTIAL TENANCY AGREEMENT

AGREED ADDITIONAL TERMS

Definition of Additional Terms;

Words and phrases defined in the printed conditions of the standard form Residential Tenancy Agreement (the "Printed Conditions") have the same meaning when used in these Agreed Additional Terms.

If there is any inconsistency between these Agreed Additional Terms and the Printed Conditions, the Printed Conditions shall prevail to the extent of any inconsistency.

Any provision of this agreement, which is prohibited or unenforceable, is ineffective to the extent of the prohibition or unenforceability, but the validity or enforceability of the remaining provisions of this agreement will not be affected.

The following are agreed additional terms:

1. The tenant agrees that this agreement only creates the relationship of property owner/landlord and tenant between the parties pursuant to the Residential Tenancies Act 2010 (NSW), and the Retirement Villages Act 1999 does not apply.

2. The tenant agrees that the residential premises:
 - (a) is to be used for self-contained and self-care residential purposes and must not be used for any other purpose; and

 - (b) is to be used only whilst the tenant remains independent with activities of daily living.

3. The tenant agrees not to carry out any external works or additions to the residential premises or any building on the land at Alison Court, Brown Street, Dungog (the "Land");



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4. The tenant agrees not to carry out any internal structural modifications or additions to the residential premises;
5. The tenant agrees not to smoke nor allow smoking inside the residential premises;
6. The tenant agrees to keep the inside of the residential premises in a clean and hygienic manner;
7. The tenant agrees to store all general waste and recyclable waste in appropriate receptacles within the residential premises in a clean, tidy and odour free condition until such time as such waste is conveyed to and disposed of in receptacles kept in the waste storage area of the facility;
8. The tenant agrees to maintain the individual gardens attached to the residential premises;
9. The tenant agrees not to keep pets in the residential premises or on the Land;
10. The tenant agrees not to allow more than two (2) visitors to stay overnight in the residential premises for more than fourteen (14) days at any one time.
11. The tenant agrees to undertake minor maintenance within the residential premises, such as the changing of light globes or minor breakages;
12. The tenant agrees to notify the property owner/landlord of any required maintenance to permanent fixtures within the residential premises as these are the responsibility of the property owner/landlord;



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13. The tenant agrees that any damage intentionally or negligently caused or permitted by the tenant to the residential premises must be repaired when this agreement ends and before giving vacant possession of the premises to the property owner/landlord;

14. The tenant agrees that it is the tenant's responsibility to take out his or her own contents insurance on their own personal possessions. The property owner/landlord insurance does not cover the tenant's possessions;

15. The tenant agrees to only park a motor vehicle/ bike that is registered in the name of the tenant in the communal parking area on the Land. The tenant agrees that no unregistered motor vehicle/ bike is to be kept on the Land at any time and vehicles may only be parked in the parking area provided. The tenant acknowledges that there is no designated parking space for the residential premises;

16. The tenant agrees that the residential premises are tenanted unfurnished and it is the responsibility of the tenant to furnish the residential premises, and to remove all the tenant's goods from the residential premises when this agreement ends and before giving vacant possession of the premises to the property owner/landlord.

Signature: _____ Tenant Name: _____ Date: __/__/__

Signature: _____ Tenant Name: _____ Date: __/__/__

Office Use Only	Officer Signature	DATE
Approval		
Review Required		