

Residential Tenancy Agreement

Room 4, 17 Marine Parade, Kelburn, Wellington, 6012

Manager: Jono cell. 021 124 6856 email: Jono@WellingtonFlat.com

ph. 04 9388321 post. 6 Queens Walk, Taradale, Napier, 4112

- Tenant's Full Name: **Teresa Baltimore**
- Photo ID Provided: **Driver's License: DC019848**
- Occupation: **Account Executive with Brands Corporate Furnishings**
- Daytime Contact: **021 9386 8914**
- Email Address: **teresa.baltimore@paradise.net.nz**
- Weekly Rent: **\$ 132 (two weeks in advance, fee breakdown below)**
- Bond: **\$ 440**
- Tenancy: **Fixed Term from 2011-01-16 to 2012-01-14**
- Payments: Rent must be paid by Automatic Payment. Specify **Rent, 17MP4, Teresa** on the AP form. The landlord's account number is **02-0700-0375188-00** in the name of **Monica Chow & Trent Payne**. Your rent is due every two weeks. Your initial payment must be in the landlord's account on 2011-01-14. Subsequent payments must be in the landlord's account on 2011-01-28, 2011-02-11, 2011-02-25 and so forth.
- Rent Breakdown: The rent figure includes the following weekly fixed charges: Room \$110.00, Power \$16.00, 5 Gb per month Internet \$2.50, Telephone \$1.50, Grounds \$1.00, Wheeli-Bin \$1.00.
- Renovation rebate: The rent is reduced by \$15 for any 7 day period where renovation (not repair) work significantly impinges upon the tenant's quiet enjoyment of the flat.
- Maximum people per room: Only the tenant may reside in the house for periods exceeding four weeks.
- Pets permitted: The tenant may not keep pets on this premises.
- Smoking: Smoking is not permitted anywhere in the house.
- Clothes drying: Aside from the laundry dryer, clothes may not be dried within the house.
- New contract: This contract replaces any earlier Tenancy Agreement with the landlords.
- Tenancies Act: The landlord and tenant agree that they are both bound by the current Residential Tenancies Act.
- Legal compliance: This contract is intended to be consistent with NZ Law. Should this contract violate any NZ Law, the contract shall be reduced by the minimum amount necessary to ensure compliance with NZ Law.
- Debt collection: Should the tenant be judged to have a debt to the landlord following the conflict resolution processes of the Residential Tenancies Act, the tenant agrees that the landlord may use a debt collection agency to recover any monies owed. The tenant further agrees that any collection fees may be added to the total debt to be collected.

Tenant database: Should the conditions described in Debt collection be met, the tenant authorises the landlord to lodge their details in any tenant default database and / or credit bureau.

Credit check: The tenant agrees that they authorised a credit check as a prerequisite of this offer. The tenant authorises the landlord to carry out further credit checks over the term of this tenancy.

Access to information: The tenant has the right to see the information held about them by the landlords, credit bureau or tenant default database and to correct that information in accordance with the Privacy Act.

Flat organisation: The tenant agrees that they have viewed <http://wellingtonflat.com/how-the-flat-is-run> dated 2011-02-10. The tenant understands and agrees to abide by the contents of this document.

Tenant Guests: The tenant will not allow ex-tenants whose contract has expired within the previous three months to stay in the tenant's room.

Evacuation: In the event of a fire, you may evacuate your room via the main door or ranch slider. Make your way to the meeting point, Marine Parade. The house has four exits - the main door, the back door, room 3's ranch slider and room 5's external door.

Lent Items: The tenant agrees that they borrowed the following items from the landlord. The tenant further agrees that they will return or pay for the replacement of these items when their tenancy ends.

Signed

Dated

Tenant: I offer to rent

(a room on these terms and conditions)

Accepted

(on behalf of the owners)