

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. 10 Claridge Place, Knightsbridge, Napier, 4112

Tenant's Full Name: **Teresa Baltimore**

Photo ID Provided: **Driver's License: DC019848**

Occupation: **Account Executive with Brands Corporate Furnishings**

Daytime Contact Phone: **021 9386 8914**

Email Address: **teresa.baltimore@paradise.net.nz**

Weekly Rent: **\$ 110 (two weeks in advance, excludes utilities)**

Bond: **\$ 220**

Tenancy: **Fixed Term from 2109-01-16 to 2110-01-16**

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.

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.

Tenancies Act: The landlord and tenant agree that they are both bound by the current Residential Tenancies Act.

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.

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.

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.

Flat organisation: The tenant agrees that they have viewed <http://wellingtonflat.com/how-the-flat-is-run> dated 2010-01-14. The tenant understands and agrees to abide by the contents of this document.

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.

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.

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**.

Utilities: The tenant agrees that they will make use of the Power, Internet, Telephone and Grounds services. The tenant agrees to pay their share of the associated service fees, and that these fees will be managed as specified in Flat organisation.

Signed

Dated

Tenant: I offer to rent

(a room on these terms and conditions)

Accepted

(on behalf of the owners)