

Tenancy Services

LANDLORD DETAILS 70 2234453

Name(s) Tes-B Investments LTD

This section must be filled in. It is important to give good contact details.

Physical address for service 184 A Takarua Cerge Ohariu Valley Wellington

Email (This email will be used as an address for services (strike out if not agreed))

Judebest@yahoo.co.nz

Phone 0274773006 (Mobile) (Hm) (Wk)

Other contact address(es)

Additional address for service (This may be a PO Box)

If the landlord wishes to include the details of an agent in the agreement, please include the agent's contact details on a separate sheet.

TENANT DETAILS

Name(s) Greg Mallison

Identification ☐ Driver's licence ☐ Passport ☐ Other Write ID Number

This section must be filled in. It is important to give good contact details.

Physical address for service

Email (This email will be used as an address for service (strike out if not agreed))

greg.paulataharaui@gmail.com

Phone 0210531025 (Mobile) (Hm) (Wk)

Other contact address(es)

Additional address for service (This may be a PO Box)

Is any tenant under the age of 18? (tick one)

☐ Yes ☒ No

TENANCY DETAILS

Address of tenancy

APT 1 / 15-17 Johnsonville Road, Johnsonville Wgt

Body Corporate rules must be attached if premises are Unit Title premises (Strike out if not applicable)

Rent per week \$ 460 To be paid ☐ In advance Frequency (tick one) ☒ weekly ☐ fortnightly

Bond amount \$ Transferred from APT 2 Greg & Phil

Rent to be paid at

Or Into Bank Account No. 0206280014643000

Account name Tes-B Investments LTD

Bank BNZ Branch Fielding

Tenancy Services

The landlord and tenant agree that:

1. The tenancy shall commence on the 12 day of February 2025.

2. **Strike out one option:**

This is a periodic tenancy and may be ended by either party giving notice as required under the Residential Tenancies Act 1986. See page 4 of this agreement for more information.

OR

This tenancy is for a fixed term, ending on the 12 day of February 2026.

NB: Fixed-term tenancies that are longer than 90 days, automatically become periodic upon the expiry of the fixed-term, unless:

- i. the landlord or tenant gives written notice to end the fixed-term tenancy between 90 and 21 days before the fixed term ends. No specific reason is required; or
- ii. before the expiry, both landlord and tenant agree to extend, renew, or end the fixed-term tenancy.

Note: If the fixed term is for 90 days or less, some tenancy laws do not apply.

Visit www.tenancy.govt.nz/starting-a-tenancy/types-of-tenancies/periodic-or-fixed-term-tenancy/ for more information.

3. **Strike out the bold wording below if it is not applicable**

The tenant must not sublet the tenancy or part with possession (excluding assignment) **without the landlord's written consent.**

Note: The tenant is allowed to assign a tenancy in accordance with the requirements of the Residential Tenancies Act 1986. Assignment may only be prohibited by a social housing landlord where the tenancy is covered by section 53B(1)(a) of the Residential Tenancies Act 1986. If a social housing landlord wishes to prohibit assignment they will need to amend this clause accordingly.

4. Insert other terms of this tenancy (eg. pets, maximum number of occupants, reimbursement of recovery costs, right of renewal if tenancy is a fixed-term)

If necessary, please continue on a separate sheet and attach it to this agreement and ensure that all parties have signed and dated it.

no PARTIES - Loud music - for the quiet enjoyment of other tenants

SIGNATURES

Do not sign this agreement unless you understand and agree with everything in it

The landlord and tenant sign here to show that they agree to all the terms and conditions in the tenancy agreement and that each party has read the notes on pages 2, 3 and 4 of this agreement.

Signed by



LANDLORD

Date signed

17/2/25

Signed by

Gregory Mallison

TENANT

Date signed

15/2/25

Signed by

TENANT

Date signed

PROPERTY INSPECTION REPORT

This report is intended to help avoid disputes

This should be used to record the condition of the property at the start of the tenancy.

The landlord and the tenant should fill out this form together, and tick the appropriate box if the condition is acceptable, or record any damage or defects.

ROOM AND ITEM	CONDITION ACCEPTABLE?		DAMAGE/DEFECTS
	LANDLORD	TENANTS	
LOUNGE			
Wall/Doors	✓		17/3/25 Freshly painted.
Lights/Power points	✓		
Floors/Ft. Coverings	✓		
Windows	✓		open.
Blinds/Curtains	✓		
KITCHEN/DINING			
Wall/Doors			all working Freshly painted
Lights/Power points			
Floors/Ft. Coverings			
Windows			
Blinds/Curtains			
Cupboards			
Sinks/Benches			
Oven			
Refrigerator			
BATHROOM			
Wall/Doors	✓		Freshly painted / shower door
Lights/Power points	✓		cock tiles.
Floors/Ft. Coverings			
Windows			
Blinds/Curtains			
Mirror/Cabinet	✓		
Bath			
Shower	✓		
Wash basin	✓		
Toilet (WC)			Separate Toilet
LAUNDRY			in cupboard
Wall/Doors	✓		
Lights/Power points	✓		
Floors/Ft. Coverings	✓		
Windows			
Blinds/Curtains			
Washing machine	10.4.25 ✓		
Wash tub	✓		
BEDROOM 1			
Wall/Doors	✓		Freshly painted
Lights/Power points	✓		
Floors/Ft. Coverings	✓		new carpet
Windows	✓		Blue curtains.
Blinds/Curtains	✓		Freshly painted
BEDROOM 2			
Wall/Doors			
Lights/Power points			
Floors/Ft. Coverings			
Windows			
Blinds/Curtains			new Blind coming
BEDROOM 3			
Wall/Doors			Freshly painted
Lights/Power points			
Floors/Ft. Coverings			
Windows			
Blinds/Curtains			new Blind coming



DISCLOSURE STATEMENT

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