

Tenancy Services

LANDLORD DETAILS

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 Carge, Ohariu Valley hgh

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

judebest@yahoo.co.nz

Phone 0274333064 (Mobile) ~~land~~

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) Rakesh Kumar + Rupinder kaur (02108162663)

Identification ☒ Driver's licence ☒ Passport ☐ Other Write ID Number LM171103
Y6328583

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))

Mr Kumar 1989.doutlook.com /rupinder0715@gmail.com

Phone 02102351857 (Mobile) ~~land~~ ~~WAT~~

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 Apartment 2, 15 Johnsonville Road, Wgh.

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

Rent per week \$ 630 To be paid ☒ In advance Frequency (tick one) ☐ weekly ☐ fortnightly

Bond amount \$ 1260

Rent to be paid at

Or into Bank Account No. 0206280014643000

Account name Tes B Investments LTD

Bank BNZ Branch Fielding

BEDROOM 4	Wall/Doors		
	Lights/Power points		
	Floors/Ft. Coverings		
	Windows		
	Blinds/Curtains		
GENERAL	Rubbish bins		
	Locks		
	Garage/Car port		
	Grounds		
	No. keys supplied		

Smoke alarms

Landlords must have working smoke alarms installed in all rental premises. These must meet the requirements in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016, set out below. A landlord who fails to comply is committing an unlawful act and may be liable for a penalty of up to \$7,200.

Landlord - please confirm you have met at least these minimum legal requirements before you rent the premises:

- ☒ There is at least one working smoke alarm in each bedroom or within three metres of each bedroom's door - this applies to any room a person might reasonably sleep in. *tested by tenant*
- ☒ If there is more than one storey or level, there is at least one working smoke alarm on each storey or level, even if no-one sleeps there.
- ☐ If there is a caravan, sleep-out or similar, there is at least one working smoke alarm in it.
- ☒ None of the smoke alarms has passed the manufacturer's expiry or recommended replacement date.
- ☐ All new or replacement smoke alarms, installed from 1 July 2016 onward, are long-life photoelectric smoke alarms with a total battery life when installed of at least eight years or a hard-wired smoke alarm system, and meet the product standards in the Residential Tenancies (Smoke Alarms and Insulation) Regulation 2016.
- ☒ All the smoke alarms are properly installed by the landlord or their agent in accordance with the manufacturer's instructions.
- ☒ All the smoke alarms are working at the start of the tenancy, including having working batteries.

For important details go to www.tenancy.govt.nz/smoke-alarms

List of furniture and chattels

Provided by the landlord

Dishwasher
Dryer
washing machine
old hummer's Bedroom
in wardrobe.

Signatures for Property Inspection Report

Do not sign unless you agree to all the details in the Property Inspection Report

Signed by *[Signature]* LANDLORD

3/3/21
Date signed

Signed by *[Signature]* TENANT

3/3/21
Date signed *Both*

Rent and Bond Receipt

Initial rent payment \$1260 (2 weeks)
Bond \$1260
Total \$2520 2520
To (name) Tes B Investment
Date paid

Water Meter Reading not yet but
For use if charging for water if council does

At start of tenancy then tenants
cost only 4 their apartment

Signed as received

Tenancy Services

The landlord and tenant agree that:

1. The tenancy shall commence on the 17th day of march 20 25.

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 16 day of march 20 26.

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

- 1. 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
- 2. 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 52B(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 more than 6 people living on site
no smoking, cats, dogs.
1 picture per room only.

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

3/3/23

Signed by

TENANT

Date signed

3/3/2025

Signed by

TENANT

Date signed

3/3/2025

2. Is the property free from unintentional and unreasonable gaps or holes that allow noticeable draughts in or out of the building? Areas include, but are not limited to, doors, windows, walls, floors and ceilings.

☒ Yes

☐ No (explain why some gaps or holes that allow noticeable draughts are not blocked).

To meet the requirements of the draught stopping standard the property must be free from unintentional and unreasonable gaps or holes that allow noticeable draughts in and out of the property. A common sense approach should be taken to assessing whether a draught is noticeable. The age and condition of the property must not be taken into account when assessing if a gap or hole is unreasonable.

Refer to the draught stopping guidance document* when determining if a draught is unreasonable.

☐ Select if applicable

For all parts where details have not been provided, the required information for the draught stopping standard under regulation 37 of the Residential Tenancies (Healthy Homes Standards) Regulations 2019 doesn't exist yet or otherwise cannot be provided by the landlord. Compliance with the draught stopping standard is not required until the healthy homes compliance date for the tenancy, which is provided on the front page of this statement.

Please note: If you have this information or it exists and you can obtain it, you must provide it.

Landlord Statement

I/we, Jude Best on behalf of (name of landlord(s))
declare that the information contained in this statement is true and correct as at the date of signing.

Signed by [Signature] (landlord(s))

Date signed 2 / 3 / 2025
DD MM YYYY

Tenancy Services

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.

3/3/25

CONDITION ACCEPTABLE?

	ROOM AND ITEM	CONDITION ACCEPTABLE?		DAMAGE/DEFECTS
		LANDLORD	TENANTS	
LOUNGE	Wall/Doors			Freshly painted
	Lights/Power points			
	Floors/Ft. Coverings			Carpet
	Windows			
	Blinds/Curtains			Curtains
KITCHEN/DINING	Wall/Doors			Freshly painted
	Lights/Power points			
	Floors/Ft. Coverings			
	Windows			
	Blinds/Curtains			
	Cupboards			
	Sinks/Benches			
	Oven			
	Refrigerator			
BATHROOM	Wall/Doors			Freshly painted
	Lights/Power points			Carpet
	Floors/Ft. Coverings			
	Windows			
	Blinds/Curtains			
	Mirror/Cabinet			
	Bath			
	Shower			new shower
	Wash basin			
LAUNDRY	Toilet (WC)			
	Wall/Doors			Freshly Paint
	Lights/Power points			carp tiles
	Floors/Ft. Coverings			
	Windows			
	Blinds/Curtains			
	Washing machine			yes + dryer
BEDROOM 1	Wash tub			yes
	Wall/Doors			Freshly painted
	Lights/Power points			
	Floors/Ft. Coverings			Carpet
	Windows			
BEDROOM 2	Blinds/Curtains			
	Wall/Doors			Freshly Painted
	Lights/Power points			
	Floors/Ft. Coverings			Carpet
	Windows			
BEDROOM 3	Blinds/Curtains			
	Wall/Doors			
	Lights/Power points			
	Floors/Ft. Coverings			
	Windows			

3/3/25



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.