



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 Takarua Gorge, Otara Valley, Wellington

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

Phone Jude best 04400-0077

(Mobile) 0274775069 (Fax)

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)

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))

Phone

(Mobile)

021160905 (Fax)

(Fax)

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

Unit 4, 17 Johnsonville Road, Wellington

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

Rent per week \$

410

To be paid

☐ In advance

Frequency (tick one)

☐ weekly

☒ fortnightly

Bond amount \$

700

PO 29/4/2020 + \$120 still owing

Rent to be paid at

Or into Bank Account No

020625 0014683 00

Account name

Bank

Branch

First Payment \$700 1/3/20

21/6/21 \$810 unit 4 + \$1004 22/06/2021

1 yr Fixed Term.

21 DAYS notice to be give by tenant

JB correct
15/06/2021

correct JB

8/6/21 ↑ 820 410
20/6/22 880 440



Tenancy Services

The landlord and tenant agree that:

1. The tenancy shall commence on the 14 day of JUNE 2021

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 14 day of JUNE 2022

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

- a landlord gives written notice to end the tenancy on the fixed term expiry using one of the reasons listed in the Residential Tenancies Act 1986 (see section 50(1)(a) to (d)) that allows for termination of periodic tenancies; or
- a tenant gives written notice of their intention not to continue with the tenancy at least 30 days before the expiry; or
- before the expiry, the parties 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(1a) 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 subletting
- no pets
- Limit 4 people apartment
- no parties - being more than 20 people
- if residential water becomes payable you will be advised

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

ADOBAT
LANDLORD

on Behalf of
Tos B

Freemont 18/07 Date signed 13/6/21

Signed by

Danika

Date signed 13/6/21

TENANT

Danika not signing

Signed by

Ching

Date signed 13/6/21

TENANT

Ching not signing



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.