

# Tenancy Services



## LANDLORD DETAILS

Name(s) Tes B Investments LTD 410 Jude Best

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

Physical address for service 184 Takarua Carge, Ohariu

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

Jude best@yahoo.co.nz

Phone 0274773064 (Mobile) (Home) (Work)

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) Meenaxi + Ramanlal mistry (022 3009081)

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)) Daughte Anita S. 021 22 11231 / raa2panchal5@gmail.com

Phone (Mobile) (Home) (Work)

Other contact address(es)

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

51 IRONSIDE ROAD Johnsonville - Daughte Anita

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

☐ Yes ☒ No

## TENANCY DETAILS

Address of tenancy Apt 5 - 17 Johnsonville Rd, Johnsonville Wellington

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

Rent per week \$ 400 . To be paid ☐ in advance Frequency (tick one) ☒ weekly ☐ fortnightly

Bond amount \$ 800 rent in advance \$800 BOND = \$1600

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 19<sup>th</sup> day of August 2022

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 18<sup>th</sup> day of August 2023

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

- 1 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 (b)) that allows for termination of periodic tenancies; or
- 1 a tenant gives written notice of their intention not to continue with the tenancy at least 28 days before the expiry; or
- 1 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/](http://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 pets, smoking in house, no other  
only the said persons on the lease  
to live in apartment

## 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:

R. Ministry

LANDLORD

Date signed:

20/7/22

Signed by:

M.R. M. Gray

TENANT

Date signed:

20/7/22

Signed by:

[Signature]

TENANT

Date signed:

20/7/22



## **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.