

RENTAL AGREEMENT REV 2

Address: 16 Andover Way, Bulgarra, WA 6714

Owner: Reegan Bruce Smith, 1/22 Patterson Crescent, Dampier, WA 6713

Tenant: BKB Plumbing & Gas, 24 Truslove Way, Karratha, WA 6714

1. Term of Lease

The lease agreement is effective from **20th October 2024** for a period of **24 months** until **19th October 2026**. The lease may be renewed or renegotiated at the discretion of both parties upon the completion of the 12-month period.

2. Rent and Payment

- The weekly rent for the property is **\$1050 as dated from April 24th 2025** which includes the use of the furniture provided.
- Rent is to be paid weekly in advance by BKB Plumbing & Gas via direct deposit to the owner's designated bank account.
- Rent Adjustment: After the initial 12-month lease period, the rental amount is subject to a review and adjustment based on market conditions. The new rental price will be agreed upon between both parties prior to the lease renewal.

3. Utilities and Expenses

- **Utility Bills:** All utility bills, including electricity, water, gas are to be paid by BKB Plumbing & Gas.
- **Rates:** The property rates (council rates, water rates) will be paid by the owner, Reegan Bruce Smith.

4. Property Alterations

- Any alterations, renovations, or modifications to the property must be presented to the owner for approval before action. BKB Plumbing & Gas is not permitted to make changes without the owner's written consent.

5. Furniture

The property will be leased fully furnished. BKB Plumbing & Gas is responsible for the care and upkeep of the furniture throughout the duration of the lease. Any damage caused by the tenant will be repaired or replaced at the tenant's expense.

6. Pets

- Pets are allowed on the property. BKB Plumbing & Gas is responsible for ensuring that pets do not cause damage to the property or disturb neighbours.

7. Maintenance and Repairs

- **Minor Maintenance:** The tenant is responsible for minor maintenance, such as replacing light bulbs, cleaning, and maintaining the property in good condition.
- **Major Repairs:** The owner is responsible for major repairs, including any plumbing, electrical, or structural issues that may arise during the tenancy. The tenant must notify the owner of any required repairs as soon as possible.
- **Damage:** If any damage is caused by the tenant, their guests, or pets, the tenant is responsible for repairing or replacing the damaged item at their own cost.

8. Insurance

- **Owner's Insurance:** The owner will maintain building insurance to cover the property.
- **Tenant's Insurance:** The tenant is encouraged to obtain contents insurance to cover their personal belongings during the tenancy, as the owner's insurance will not cover the tenant's personal items.

9. Termination of Lease

- The tenant must give 12 weeks' written notice if they intend to vacate the property at the end of the lease or earlier.
- Either party may terminate the agreement by giving 12 weeks' written notice before the end of the 12-month period.
- If the tenant breaches the terms of this agreement, the owner reserves the right to terminate the lease with immediate effect.

Re: Rental contract



○ Kelly Black <kelly@bkbplumbingandgas.com.au>

Thursday, 24 April 2025 at 10:14 am

To: ✓ Reegan Smith | RBS-PS

Hi Reegan,

I have changed the direct debit for this Sunday to match the \$1050 as agreed upon.

Have a great weekend.

10. Signatures

This agreement is made on **18th October 2024** and is binding upon both parties and REV 2 signed on 10th July 2025 to reflect the change in weekly rent in section 2.

Owner:

Reegan Bruce Smith

Date: 10th July 2025

Tenant:

BKB Plumbing & Gas

Date: 10th July 2025