



FORM 1AA RESIDENTIAL TENANCY AGREEMENT

RESIDENTIAL TENANCIES ACT 1987 (WA)

Section 27A

Approved by the Commissioner for Consumer Protection pursuant to the *Residential Tenancies Act 1987* section 88C
(July 2024)

PART A

This agreement is made between:

Lessor [name of lessor(s)] AMY SHORTLAND

[lessor(s) contact details] ADDRESS: 84 IMPRESSIONS DRIVE EGLINTON

TELEPHONE: 0401 304 845 (optional) EMAIL: amyshortland@outlook.com (optional)

and

Tenant [name of tenant one] Lauren Flack

[tenant contact details] ADDRESS: 75 BROOME STREET SPAULDING

TELEPHONE: 0401 008 546 EMAIL: _____

Tenant [name of tenant two] _____

[tenant contact details] ADDRESS: _____

TELEPHONE: _____ EMAIL: _____

Lessor's property manager

[name of lessor's property manager (if any) and contact details]

Giving of notices and information by electronic means

Indicate below for each of the following persons whether the person agrees to notices and information being given by email or facsimile under the *Electronic Transactions Act 2011*.

Lessor

Email: Yes ☐ No ☐ Facsimile: Yes ☐ No ☐

[insert email address or facsimile number if different from contact details above]

Tenant one

Email: Yes ☐ No ☐ Facsimile: Yes ☐ No ☐

[insert email address or facsimile number if different from contact details above]

Tenant two

Email: Yes ☐ No ☐ Facsimile: Yes ☐ No ☐

[insert email address or facsimile number if different from contact details above]

Lessor's property manager

Email: Yes ☐ No ☐ Facsimile: Yes ☐ No ☐

[insert email address or facsimile number if different from contact details above]

TERM OF AGREEMENT

(* delete as appropriate)

- * This residential tenancy agreement is **periodic** - starting on ____/____/____.
- * This residential tenancy agreement is **fixed** - starting on ____/____/____ and ending on ____/____/____.

Note: The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

RESIDENTIAL PREMISES

The residential premises are [insert address] _____ and include/exclude*(* delete as appropriate):

[include any additional matters, such as a parking space or furniture provided, or any exclusions, such as sheds]

MAXIMUM NUMBER OF OCCUPANTS

No more than [insert number] _____ persons may ordinarily live at the premises at any one time.

RENT

(* delete as appropriate)

The rent is [insert amount] \$ 400 per week/calculated by reference to tenants income

[insert calculation] _____

Payable weekly/fortnightly* in advance starting on ____/____/____.

The method by which the rent must be paid is: (* delete as appropriate)

(a) by cash or cheque*; or

(b) into the following account or any other account nominated by the lessor*:

BSB: 016246 Account number: 419121661 Account name: AMY SHORLAND Payment reference: _____

or

(c) as follows*: _____

SECURITY BOND

A security bond of [insert amount] \$ 1600 and a pet bond of [insert amount] \$ 250 must be paid by the tenant on signing this agreement.

Note: Unless the rent for the premises exceeds \$1,200 per week, the security bond must not exceed the sum of 4 weeks' rent plus a pet bond not exceeding \$260 (if a pet is permitted to be kept at the premises). The pet bond is to be used to meet costs of fumigation of the premises.

RENT INCREASE

In the case of a periodic tenancy (see "TERM OF AGREEMENT") any rent increase will be no sooner than 12 months after the commencement of this tenancy or the date of the last rent increase. The lessor must give at least 60 days' notice of the increase.

Note: If rent is calculated by reference to income, the requirement to provide a notice of rent increase only applies if the method of calculating the rent is changed.

In the case of a fixed-term tenancy (see "TERM OF AGREEMENT") the rent increase will be [insert maximum increase or method of calculating increase, e.g. CPI or percentage] _____ and take effect no sooner than 12 months after the commencement of this tenancy or the date of the last rent increase. The lessor must give at least 60 days' notice of the increase.

Note: For fixed-term lease agreements exceeding 24 months, refer to Part C for details of subsequent rent increases.

WATER SERVICES

Is scheme water connected to the premises? Yes ☒ No ☐

Note: If the property is not connected to scheme water, the tenant may have to purchase water at their own expense.

WATER USAGE COSTS (SCHEME WATER)

The tenant is required to pay [insert number] 100 % of water consumption costs.

PERMISSION TO CONTACT THE WATER SERVICES PROVIDER

Does the tenant have the lessor's permission to contact the water services provider for the premises to access accounts for water consumption at the premises and to communicate with the water services provider in relation to concessions available to the tenant or supply faults at the premises? Yes ☐ No ☐

ELECTRICITY, GAS AND OTHER UTILITIES

Indicate for the utilities below whether or not the premises are separately metered:

Electricity Yes ☒ No ☐ **Gas** Yes ☒ No ☐ **Water** Yes ☒ No ☐

Other [please specify]: _____ Yes ☐ No ☐

Where the premises are **separately** metered to measure consumption of a specific utility, the tenant must pay for the connection and consumption costs as per the relevant account for the premises.

Where the premises are **not separately** metered to measure the consumption of a specific utility, the tenant must pay the consumption costs for that utility which will be calculated as follows:

- Electricity: [insert method of calculation] _____
- Gas: [insert method of calculation] _____
- Water: [insert method of calculation] _____
- Other [please specify]: _____ [insert method of calculation] _____

STRATA BY-LAWS

Strata by-laws ARE/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the by-laws is attached:
Yes ☐ No ☐

SCHEME BY-LAWS FOR A COMMUNITY TITLES SCHEME

Belongs, community titles scheme, scheme by-laws, tier 2 scheme and tier 3 scheme have the meanings given in the *Community Titles Act 2018* section 3(1).

Scheme by-laws for a community titles scheme ARE/ARE NOT* (*delete as appropriate) applicable to the residential premises. A copy of the scheme by-laws is attached:

Yes ☐ No ☐

If scheme by-laws for a community titles scheme are applicable to the residential premises, and the premises is in a tier 2 scheme or a tier 3 scheme, the scheme by-laws to be attached must include the scheme by-laws for a community titles scheme to which that tier 2 scheme or tier 3 scheme belongs.

PETS

The pets listed may be kept at the premises [please specify]:

Type: DOGS CAT	2 Number:	Type:	Number:
	1		

The following conditions apply to the keeping of pets at the premises:	
Cleaning, maintenance or fumigation: [please specify]	
Other conditions: [please specify]	

Note: A tenant must have the consent of the lessor to keep a pet at the premises. A lessor can only refuse consent in certain circumstances. Any conditions on the keeping of a pet must be reasonable. Consent is not required to keep an assistance animal.

RIGHT OF TENANT TO ASSIGN OR SUB-LET

(* delete as appropriate)

- * The tenant may assign the tenant's interest under this agreement or sub-let the premises.
- * The tenant may not assign the tenant's interest under this agreement or sub-let the premises.
- * The tenant may assign the tenant's interest under this agreement or sub-let the premises only with the written consent of the lessor.

RIGHT OF TENANT TO MAKE MODIFICATIONS

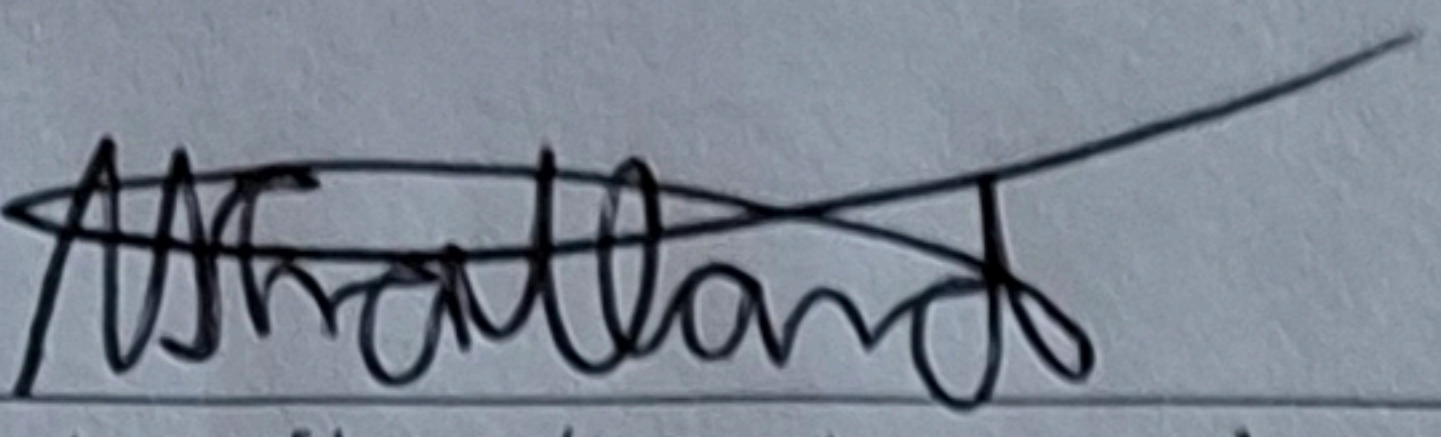
The tenant may make:

- furniture safety modifications to prevent injury to a child or person with a disability;
- modifications to prevent entry in circumstances of family violence;
- modifications to support a person with a disability; or
- minor modifications

in accordance with Part B, clauses 33 and 34 (below).

THE LESSOR AND TENANT ENTER INTO THIS AGREEMENT AND AGREE TO ALL ITS TERMS.

Signed by the LESSOR/PROPERTY MANAGER


[Signature of lessor/property manager]

18 / 10 / 2025
Date

Signed by the TENANT/S (strike-out non-applicable signature blocks)


[Signature of tenant]

18 / 10 / 2025
Date

[Signature of tenant]

____/____/____
Date

[Signature of tenant]

____/____/____
Date

[Signature of tenant]

____/____/____
Date

For further information about rights and obligations as a lessor or tenant, refer to the *Residential Tenancies Act 1987* or contact the Department of Local Government, Industry Regulation and Safety on 1300 30 40 54 or www.consumerprotection.wa.gov.au/renting-home.

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Local Government, Industry Regulation and Safety (1300 30 40 54) for assistance.