

Landlord details

Name(s) Glenn's Vacancies Limited

Physical address for service

x Derby St, Stoke, Nelson

Phone xxxx or (Wk) 03 xxxxxxxxxxx (Glenn & Elizabeth) or 027 xxxxxxxxxxx

Other contact address(es) Postal PO Box xxx Nelson 7040

Additional address for service (This may be an email, PO Box, facsimile number) office@xxxxxxxxxxxx.co.nz

Tenant details

Name(s) xxxxyyyy and xxxxyyyy

Identification Drivers licence Passport Other Write ID Number:

Physical address for service

xxxx Waimea Rd, Nelson

Phone 022xxxxxxxx and 022 xxxxxxxx

Other contact address(es) xxxxxxxxy@gmail.com

Additional address for service (This may be an email, PO Box, facsimile number)

Is any tenant under the age of 18? / NO (Cross one out)

Tenancy details

Address of tenancy

1xxx Waimea Rd, Nelson, 7010

Body Corporate rules attached if premises are Unit Title premises / N/A (Strike out one option)

Rent per week \$ 420.00 To be paid in advance, weekly/fortnightly (Strike out one option)

Bond amount \$ 1680

Rent to be paid at by automatic payment to bank account 12 3209 0xxxxxxxx 00

Account name

Glenns Vacancies Ltd

Branch

Bank : ASB

The landlord and tenant agree that

1. The tenancy shall commence on

14 / 10/2020

Strike out one option:

2. This is a fixed term tenancy ending on 23/10/2021 and may be ended by the tenant giving 28 days notice before the end date OR be extended by mutual agreement.

JOINTLY AND SEVERALLY in all issues to deal with this tenancy, it is hereby agreed that the tenants are bound jointly and severally. To be clear, should one tenant make a request, incur a liability, cause a debt or make a payment, it is binding upon all of the other tenants.

Strike out the bold section if it is not applicable.

4 The tenant shall not assign or sublet the tenancy without permission of the landlord.

5. Insert other terms of this tenancy continue on a separate sheet attached to this agreement and ensure that all parties have signed and dated it.)

6 Subject to special condition sheet attached

7 Tenants will pay for metered water usage.

8 It is acknowledged that this property has been tested for methamphetamine contamination and found clean.

Signatures

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 the back page of this agreement.

Signed by

Signed by

LANDLORD

TENANT

TENANT

Date signed

TENANCY RIDER

This rider forms part of the tenancy agreement.

Tenancy address: xxxxxx Waimea Rd, Nelson.

Tenants: xxxx and yyyy

1. Tenant alterations. No items may be affixed to the walls, ceilings or doors of the property by adhesive tape, blue tac, command hooks, pins, nails or any other attachment **except** purpose made picture hooks at a maximum of 1 per wall (in center of wall). Such hooks are to remain on the walls at the end of the tenancy. All electrical and plumbing painting, barriers or shelving to be installed by the landlord's preferred contractors at the tenants cost. All such work to be reinstated at the end of the tenancy at the tenants cost.
2. No smoking is permitted inside the house. The property is to be drug free.
3. All rubbish including garden waste, lawn clipping and household rubbish is to be regularly removed from the property. Between removal times to be stored in suitable garbage receptacles.
4. No un-registered vehicles or parts are to be kept on the property. No motor vehicles or trailers are to be parked on the common areas (if any) or on any grassed or garden area of the property. No motor vehicle repairs or modifications to be undertaken on the property.
5. No dogs permitted on the property including visitors' dogs. One cat permitted.
6. There are no portable heaters to be used in the property at any time.
7. The tenants shall be responsible for adequate ventilation in the property by way of opening windows and / or turning on vents supplied. Any mold or condensation in the property becomes the tenant's responsibility for the removal on a regular basis and should any damage be caused to the property or chattels by either mold or condensation, it is the tenant's responsibility to pay for repair or replacement.
8. At the end of the tenancy the tenants agree to have the carpets in the property professionally cleaned by a company approved by the Landlord. Jae Services PH 548 5550 or Wow 0800 729969. (no Rug Doctors) The carpets are to be in a dry state when the property is handed back to the Landlord and receipt presented as evidence.
9. Debt collection costs of 20% and tenancy tribunal application fees will be added to any debt requiring collection for this tenancy.
10. The landlords reasonable conditions for reassignment of the tenancy are the prospective tenant must supply an application form before the 28 day notice period commences. The applicant must meet the landlord in person and supply identification proof by way of photo ID. Upon acceptance by the landlord of the new tenant they must pay a holding deposit of five times the new weekly rent before the 28 day notice commences. The property should be vacated and empty for four days between tenancies to permit inspection and any necessary modifications as specified by the law. All tenant minor alterations must be returned to the condition the property was at the commencement of the tenancy. The outgoing tenant will be liable for meth testing costs and insulation inspection costs.
11. If the tenant wishes to end the tenancy before the specified end of fixed term then they must give 28 days notice and pay for Trademe advertising, Meth testing, labour and motor vehicle running costs for showing of prospective tenants, credit check cost of all prospective tenants, property condition inspection charge, insulation inspection cost. Rent liability continues till the new tenancy commences.
12. Maximum number of people to occupy / live in dwelling 4 this includes xx yyyy and their children xxx and yyy
13. At the end of a tenancy the property may be tested for Meth again and if a positive is found the tenant will be liable for further testing and remedial cleaning costs. This is necessary in order to carry out reasonable cleaning.

Signed by the tenants: _____

Signed by the Landlord: _____

Healthy Homes Standards, Insulation & Insurance Statements

Address: xxx Waimea Rd, Nelson

Healthy homes Standards and Insulation:

We Glenn's Vacancies Ltd will comply with the healthy homes standards as required by section 45(1)(bb) of the Residential Tenancies Act by 1 July 2024.

Current level of Compliance:

Heating – Compliant. Mitsubishi heat Pump – 5.8KW

Insulation – Compliant. Checked by Glenn Morris, 12/10/2020 and found to be in a good condition.

- Ceiling is insulated with R3.2 Fiberglass Ceiling Insulation. Fitted 2007
- Underfloor is insulated with R1.6 foil Insulation – Fitted 2007
- Walls – Uninsulated.

Ventilation – Compliant

- Both the kitchen and bathroom are fitted with an WEISS/ MANROSE extractor fan with 150mm diameter outlet and capacity of 55 AND 105 l/sec.
- Each habitable space has 1 or more qualifying window or door that covers at least 5% of the floor area of the habitable space.

Moisture and Drainage – Compliant. This property has a ground moisture barrier under the building. Gutters and downpipes are in good condition and discharge onto the Storm water soak pit.

Draught Stopping – Compliant – there are no unreasonable holes or gaps in the building causing draughts. Kitchen louver windows

Insurance Statement: This house is fully insured by Ami Insurance

There is insurance covering this rental property that is relevant to tenant's liability for damage to the premises including the Landlord Chattels.

The excess on the policy is \$550

The insurance policy for this property can be made available for the tenant if they request it.

Signed by the landlord: Date: