

LEASE

Instruction Sheet

FARMING

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |
| --- |
| Client |
| [ ]  Lessor (Landlord)  | [ ]  Lessee (Tenant) |
| Name: |  |
|  |  |
| Address: |  |
|  |  |
| Postal address: | *As above* [ ]  *or* |  |
|  |  |
| Contact: | W: |  | H: |  | Fax: |  |
| Mobile: |  | Email: |  |
| Occupation: |  | Date of birth: |  |
| If company, ACN: |  | Directors: |  |

|  |
| --- |
| Other party |
| [ ]  Lessor / Assignor  | [ ]  Lessee / Sub-lessee / Assignee |
| Name: |  |
|  |  |
| Address: |  |
|  |  |
| Postal address: | *As above* [ ]  *or* |  |
|  |  |
| Contact: | W: |  | H: |  | Fax: |  |
| Mobile: |  | Email: |  |
| Occupation: |  | Date of birth: |  |
| If company, ACN: |  | Directors: |  |

|  |
| --- |
| Guarantors |
| **A.** | Full name: | **IF THE TENANT IS A COMPANY, PLEASE FILL THIS SECTION IN IF PERSONAL GUARANTEES ARE REQUIRED.** |
|  | Details: |  |
| **B.** | Full name: |  |
|  | Details: |  |

|  |
| --- |
| Solicitor for other side |
| Firm: |  |
| Contact name: |  |
| Address: |  |
| DX: |  |
| Postal address: | *As above [ ]  or* |  |
| Contact: | Phone: |  | Fax: |  |
|  | Mobile: |  | Email: |  |

|  |
| --- |
| Real estate agent |
| Agent: |  |
| Contact name: |  |
| Address: |  |
| Contact: | Phone: |  | Fax: |  |
|  | Mobile: |  | Email: |  |

|  |
| --- |
| land |
| Certificate of Title Reference(s) for the property: |  |
| Address: |  |
| Mortgages/charges over property held by: |  |

|  |
| --- |
| Lease details |
| Term: |  |  *years/months* |
| Commencing date: |  | Terminating date: |  |  |
| Bond: | [ ]  Yes [ ]  No |
| If yes, details: |  |
| Option to renew: | [ ]  Yes [ ]  No |
| If yes, details: |  |
| Rent: | $ |  |  a year by monthly instalments of | $ |  |
|  | [ ]  Includes GST | [ ]  GST additional |  |
| Reviews: |
|  | [ ]  CPI | [ ]  Current market | [ ]  Fixed amount or |  |  % |
|  | [ ]  Annual | [ ]  Other: |  |  |
| At renewal: |
|  | [ ]  CPI | [ ]  Current market | [ ]  Fixed amount or |  |  % |
| Thereafter: |
|  | [ ]  CPI | [ ]  Current market | [ ]  Fixed amount or |  |  % |
|  | [ ]  Annual | [ ]  Other: |  |  |
| Outgoings payable by: |
|  | [ ]  Lessor  | [ ]  Lessee |
| Proportion payable: |
|  | [ ]  100% | [ ]  Other: |  |  |
| Outgoings include: |
|  |
|  |
| Interest rate: |  |  % | Public liability insurance | $ |  |  |
| Other insurances required: |  |
| Permitted use:  | [ ]  Grazing only[ ]  Cropping only[ ]  Cropping and grazing[ ]  Other  |
| Details: |  |
|  |
| Any licences or business approvals required: | [ ]  Yes [ ]  No |
| Mortgagee’s consent required: | [ ]  Yes [ ]  No |
| Mortgagee’s details: |  |
|  |
|  |
| Charge: |  |  |

|  |
| --- |
| Additional clauses |
| [ ]  Not required  |
| [ ]  Amend/add as follows: |

|  |  |
| --- | --- |
| When does the lease start? (or, when did it start?) |  |
| When will the lease end? |  |
| Will there be the option for the tenant to extend the lease? |  |
| If so, for how long? |  |
| How much will the rental be per year? |  |
| Is the landlord registered for GST? |  |
| How often will the rent be payable (i.e. monthly, each second month, each quarter, every six months or annually? |  |
| Please indicate how the rent is to be paid (i.e. by direct bank deposit or cheque etc). |  |
| If the rent is to be paid by direct bank deposit, what are the Landlord’s bank details (include BSB, Account Number and account name) |  |
| If there is an option to review the rent, will the new rental be in accordance with the CPI or a market review or a fixed percentage. |  |
| Who will pay for the Council Rates? |  |
| Who will pay for the SA Water Rates and usage (if applicable)? |  |
| What is the minimum Public Risk insurance? (we would recommend no less than $20,000,000) |  |
| If the tenant will be a company, do you require the directors to provide a guarantee? |  |
| Who will pay for any new subdivisional fences to be erected? |  |
| Who will pay for the materials for any new fences? |  |
| Who will pay for the repairs? |  |
| Will the lease be registered? |  |