

# EXCLUSIVE MANAGEMENT AGENCY AGREEMENT (RESIDENTIAL)

The Property, Stock & Business Agents Act 2002 and Regulations requires all Agent's instructions to be in the form of a written agreement.

# EXCLUSIVE MANAGEMENT AGENCY AGREEMENT

## PARTIES

### Principal

ABN / ACN	GST Registered <input type="checkbox"/> Yes <input type="checkbox"/> No
Address	
Postcode	
Phone: Work	Mobile
Phone: Home	Fax
Email	

### Agent

Licensee's Licence No.* (see note)	
ABN / ACN	GST Registered <input type="checkbox"/> Yes <input type="checkbox"/> No
Trading as	
Address	
Postcode	
Phone: Work	Mobile
Fax	Email

\* **Note:** If the Agent trades as a corporation the licensee's licence number is the corporation's licence number.

## PREMISES

Address of Premises to be leased

	Postcode
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Being:  Furnished  Unfurnished Garage/Car Space included  Yes  No

## AGREEMENT

### Agent's Appointment

1. The Principal hereby appoints the Agent exclusively to lease and to manage the Premises in accordance with this agreement.
2. It is agreed that the Agent may from time to time delegate to the Agent's employees all or any of the authority vested in the Agent by this agreement.
3. This agreement shall commence on the  /  /  and may be terminated by either party giving not less than 30 days written notice of termination but without prejudice to either party's rights accrued or obligations incurred prior to the effective termination.

### Leasing

4. The Agent is authorised to lease all or any part of the Premises on the following conditions, or as otherwise instructed:

- i Term of the tenancy agreement
- ii Rent \$  per  payable in advance or such other rent as the Principal may agree to accept.
- iii Rental bond \$  or equivalent to  weeks rent in respect of each tenancy.

### Special Instructions

5.

### Agent's Authority

6. At the end of each tenancy, the Agent is authorised to:

- i Re-lease the Premises at market rent for a term not exceeding   Yes  No
- ii Refer to the Principal for instructions concerning re-leasing and advertising/promotion  Yes  No
- iii Review the rent when in the opinion of the Agent such a review is appropriate.  Yes  No