

Special Conditions & Information Guide

The tenants agree to the following:

Condition Report – Please take the time to complete the condition report as it is extremely important that we understand the condition of the property prior to you moving in. This should be returned to the office within 7 days. At the time of vacating the outgoing condition report will be compared with the ingoing condition report.

Electricity/Phone/Gas – The tenant is responsible to have the electricity, telephone and gas connected in their name and to have the account finalised when vacating.

Water Usage – The tenants are responsible for water usage under the user pays system as billed by Sydney Water. The tenant agrees to reimburse the landlord within 21 days of being issued an account/invoice from the landlord's agent.

Occupancy – Only the original people included on the application and approved by the owner are allowed to reside at the property permanently. If a new tenant wishes to replace an existing tenant our office must be informed in order to complete an application and complete the necessary paperwork.

Paying Rent – Payments are to be paid into our Trust Account with the National Australia Bank. Rent is due in advance and should be deposited before the due date.

Rent arrears – If you are having difficulty with paying your rent, always contact us to discuss your problems. If your rent is 3 days in arrears we will give you a reminder. If it is 10 days in arrears, we will issue you with a Letter of Demand. Should rent still not be received, we will in accordance with the Residential Tenancies Act issue you with a Termination Notice on the 15th day of your arrears, which will require you to vacate the premises. In this case your name may be placed on the Tenancy Information Centre of Australia and National Tenancy Database for any monies outstanding.

Breaking lease – For information on cost and obligations for breaking your lease please contact our office.

Maintenance – In an emergency, please call our office as soon as possible, and send an email if you are able. We recommend that all maintenance requests be made in writing, and any maintenance arranged by the tenant will be at the tenant's cost unless approved by us.

Gardens – The tenant agrees that they are responsible to maintain the lawns and grounds, trim shrubs and weed gardens including the front nature strip at regular intervals, keeping lawns and gardens neat and tidy and free of debris.

Garage and storage area – Please be aware that garages and under storage areas may be exposed to water penetration or dampness. The landlord and Kathryn Hall Real Estate take no responsibility for any goods damaged or destroyed in these areas.

Contents Insurance – Please be aware that the landlord property insurance does not cover the tenants' personal belongings and it is in your own interests to obtain contents insurance in case of damage or theft.

Pictures – The tenant agrees not to drive nails, hooks, blu-tac or screws into any wall or ceiling without prior written permission from the landlord.

Pets – The tenant agrees that no pets (cats or dogs) are to be kept at the property without the written consent of the landlord. In the event a pet is allowed you will be required at the end of your tenancy to have the property fumigated inside and out.

Routine Inspections – We carry out routine inspections on all our properties every 3-4 months and will advise you in writing prior. This is a good opportunity to point out any maintenance problems or other concerns you may have. If you are not present we will access the property with our spare key.

Floor surface – The tenant agrees to use protective furniture coverings for furniture whilst on floor surfaces of the property to prevent damage.

Satellite TV – Installation of a satellite for any purposes including Pay TV (Foxtel) needs to be applied for in writing BEFORE any bookings are made for installation and this request must be approved by the owner.

Smoke Alarms & Fire Safety – The tenant agrees to: notify the agent if the smoke alarm is not working; not tamper with, remove or dispose of the alarm; and, not to alter the property in any way which will hinder the means of escape from the property in the event of a fire.

Date

Tenant's Signature

Agent's Signature