

SPECIAL CONDITIONS WHICH WILL FORM PART OF THE LEASE AGREEMENT-

MAINTENANCE - The Tenant agree that all maintenance issues of a non-urgent nature will be put in writing to the agents office within 3 days of becoming aware of the problem. Failure to notify the property manager of any maintenance will render the tenant to be liable for any costs or losses incurred by the lessor as a result of the tenant failing to report the issue.

DAMAGE - The tenant agrees to notify the property manager as soon as practicable if any damage occurs to the property. Similarly the tenant agrees to notify the property manager of any maintenance required to the property as soon as practicable. Failure to notify the property manager of any damage will render the tenant to be liable for any costs or losses incurred by the lessor as a result of the tenant failing to report the issue.

CONTRACTORS - If the tenant arranges an appointment to allow a contractor to attend to any maintenance or damage, and then fails to meet that appointment incurring a charge to the lessor from the contractor, the tenant agrees to pay to the lessor the cost of this charge. Similarly if a tenant requests a contractor attend the property and no fault is found, the tenant agrees to pay to the lessor any cost incurred from the contractor.

BLOCKAGES - The Tenants agree not to put any cotton wool products, or excessive use of bleach into the toilet system. All tenants will be responsible for removal of any items they have flushed through the system that has caused a blockage. If sink drains block-up due to fat or foreign objects being put in the sink drain by the tenants, plumbing costs will be borne by the Tenant.

VISITORS - The tenant acknowledges they are liable for any actions or behaviors of any persons coming to the property. This includes not allowing guests to park on the lawns or gardens, not allowing guest to bring a pet to the property or any damage that may be caused by the visitor such as oils leaks from cars on the driveway etc.

GUESTS – The tenant agrees to notify the agency when they have a guest staying at the property longer than 5 days. The tenant also agrees that permission will need to be sought by the Owner for any guest staying longer than 4 weeks and that if permission is not given that the tenant will not allow a guest to stay longer than 4 weeks as it would be considered sub-letting under this agreement.

DOG/S - Tenant acknowledges IF permission is given for dog/s to be kept at the property the following will apply:

1. Dog/s must be restrained on all property inspections and calls by tradespeople.
2. The Tenant agrees not to allow the dog/s inside the home.
3. Damage caused by dog/s will be repaired within 7 days at the tenants expense, including ripped flyscreens, chewed retic etc.
4. The tenant agrees to have a flea treatment done by a professional pest control operator upon vacating the property & will supply the receipt.
5. Standards of hygiene will be adhered to e.g. dog faeces picked up and disposed of regularly
6. If for whatever reason a dog/s has left the property the tenant must apply again for permission to replace the dog. The owner reserves the right to refuse if e.g. a much larger dog/a puppy/an unsterilized dog is requested as replacement or damage from original dog has been of such an impact the owner deems they no longer wish a dog to be kept at the property.

CAT/S - Tenant acknowledges IF permission is given for cat/s to be kept at the property the following will apply:

1. Damage caused by cat/s will be repaired within 7 days, such as ripped flyscreens, damaged blinds or clawed doors.
2. Standards of hygiene will be adhered to e.g. litter box emptied regularly
3. The tenants agree to have a flea treatment done by a professional pest control operator upon vacating the property & will supply the receipt.
4. If for whatever reason a cat/s has left the property the tenant must apply again for permission to replace the cat. The owner reserves the right to refuse if e.g. a much larger cat/a kitten/an unsterilized cat is requested as replacement or damage from original cat has been of such an impact the owner deems they no longer wish a cat to be kept at the property.

BIRD/RABBIT/GUINEA PIG -

1. If approval for a bird/ rabbit or guinea pig has been given, the tenant/s are responsible for any pest control needed to eradicate or control rats & mice due to the food or enclosure being at the property. To date no sightings of vermin have been reported.
2. The tenant agrees to keep the bird/ rabbit or guinea pig within it's enclosure to avoid damage to the property.

PARKING ON LAWN - Tenants agree they will not park or allow guests to park on lawns and gardens, this includes the verge lawn & gardens.

OIL - If any vehicle leaks oil a drip tray must be kept under the vehicle at all times and the tenant will be 100% responsible for all oil cleaning & stain removal costs, including repaving or re-surfacing.

EFT ONLY - Tenant is aware that cash is not accepted at the Agents office, all rent and invoices to be paid either by EFT or direct deposit into the trust account as provided by the Agent. At all times the ref code is to be used for the deposit detail.

TIN FOIL - The Tenants agree not to place tin foil or aluminum foil or any reflective blind or foil at the windows. If the current blinds are insufficient, a written request to install sufficient blinds must be made and will be subject to the Owners approval.

NO ADHESIVES - The Tenants are aware that no adhesive/blue tack or sticky items are to be placed on any part of the building, without prior written permission.

INDOOR POT PLANTS - Tenant agrees not to keep any pot plants on any of the carpeted areas.

PROTECT FLOORING - The Tenants agree to use protective floor mats on carpet areas & laminate flooring, where any office chairs may be in use. The Tenants also agree to use furniture guards on the feet of tables, lounges, beds etc. to avoid damaging the carpet and flooring.

TEMPORARY POOLS - The Tenant is aware that no temporary/inflatable or otherwise may be installed at the property if it is over 30cm high, as this is against local government safety requirements.

GARDENS – The tenants agree to attend to the gardens and lawns including but not limited to lawn edges, hedges, shrubs and tree's so that they are kept in a similar condition to the commencement of the possession. The tenant agrees to mow, water and fertilise regularly and adequality including hand watering as necessary to keep gardens healthy. The tenant agrees to keep all garden beds and lawns free of weeds. The tenant is not permitted to remove or cut down any plants, tree's or shrubs without the written consent of the lessor.

VERGES - The tenants are aware that their gardening responsibilities include and extend to maintaining all verges, both at the front & side.

MULCH - The tenants are aware that mulch in the garden is a consumable item and understand that it will need to be replaced at the end of the lease to ensure that the garden is returned in the same condition as takeover.

RETICULATION - The tenants agree that they are responsible for the repair and/or maintenance of all reticulation at the property. The Owner is responsible for the automatic control box if one is installed and any underground pipes that might burst. If the nozzles are blocked or require replacement or are damaged the tenants are to replace these & ensure the reticulation is in good working order year round.

RETICULATION BOX - The tenants agree to keep the cover for the reticulation box closed at all times. If the cover is not kept closed and the weather damages the control box, the tenant is responsible for the replacement of the box if it fails to work.

RETICULATION SETTINGS - The tenants understand that they are responsible for the settings to the reticulation control box (where installed). Upon taking possession the tenants need to check the reticulation box and ensure they are happy with the settings, any fines issued by the Water Corporation will be the tenants full responsibility to pay in the event that the reticulation is not set according to their requirements. All water consumed by the reticulation is also the tenants full responsibility. Any claims of excessive water use must be firstly be put in writing with meter readings over a period of no less than 1 week showing water being used while away from the property or while the household is asleep, we can then investigate this further with the Water Corporation on your behalf.

SMOKING & INCENSE - The tenants understand that smoking &/or burning of incense is not permitted inside the house. If the tenants wish to use incense it must only be used outside the building. If the home smells of smoke due to the above the tenants will be fully responsible for eradication of the smell which can include re-painting and carpet aerating.

CARPET CLEANING - In addition to the professional carpet cleaning required at the time of vacating, if the tenancy extends further than 12 months the tenants agree to have all of the carpets in the house professionally cleaned and to supply a receipt for this, every 12 months. During the tenancy at any time the tenant may have the carpets cleaned to remove staining/marks if they occur. Any carpet cleaning carried out at the property must be done to Australian Standard 3733 & the technician must have a Cert III in Carpet Cleaning Operations (CPP3111), the receipt should confirm the technician's qualifications.

BREAK LEASE - In the event that the tenants need to break lease, the tenants are aware that they are not permitted to advertise the home for lease, however, they may share any advert that the managing agent put online. Break lease costs will be payable by the tenants.

CHANGE IN TENANTS - The tenants understand that all tenants signing this lease will be fully responsible for the property for the duration of the lease. In the event that one party wishes to move out, they will still remain responsible for the property maintenance and rent until the end of the lease period.

KEY'S - The tenant agrees that keys are to be collected on the day of possession from the agents office no earlier than 9:30am & returned to the agents office no later than 4pm on the vacate date. Key's are not to be left at the premise for collection by the property manager.

FINAL INSPECTION - The tenants are welcome to attend final inspection. The tenant agrees that no hostility will be tolerated at the inspection & the final report will be emailed through to them upon completion back in the agents office.

ROUTINE INSPECTION - The tenants are aware that the Owners are entitled to arrange 4 routine inspections over a 12 month period. At these inspections the agent will take photo's of the house and gardens for purposes of recording the condition of the property, every effort will be made to avoid photographing any of the tenants personal belongings. The tenants agree to the taking of photo's at the routine inspections. The tenant also agrees that all dogs will be removed from the property or restrained at inspections and that if the tenant has a guest staying that the agent will be notified in advance so that they know who will be present at the inspection.

SPARE KEYS & CALLOUT- The agent has a callout fee of \$99 payable by the tenant, if the tenants request the agent to attend the property to open up for them. This is in the instance of the tenant locking themselves out of the house, losing their keys, not returning them at the end of a tenancy etc. Additional key's can be cut at the tenants expense from the keys given, however, all copies must be returned to the agent at the end of the tenancy.

SMOKE ALARM'S & RCD'S - The tenant is aware that they are responsible to maintain the working order of the smoke alarm, this includes cleaning the smoke alarm once a month, removing dust, cobwebs and also pushing the test button to ensure it is in working order. The tenants are also responsible for the battery replacement; this should be done no less than every 12 months. Any fault in the smoke alarms needs to be immediately reported. The tenant is responsible for testing the RCD's on a monthly basis, the RCD's are located in the meter box, a test button on the RCD needs to be pushed, any fault in the use of this needs to be immediately reported.

TRAMPOLINES - The tenant agrees that if a trampoline or shade cloth type structure is used on grassed area's that it will be moved every 7 days to enable the lawn to get adequate sunlight. The structure is to be moved to another section of the property for at least 7 more days at a time as it will affect the strength and growth of the lawn if left in the one place constantly.

REVERSE-CYCLE AIR CON FILTER - The tenant agrees to clean out the air filter in the air conditioner no less than every 3 months. This applies to the wall unit air conditioners and the ducted air conditioners.

BED FRAMES - The tenant agrees not to place a mattress directly on the flooring and will use a bed frame at all times.

TILE GROUT - The tenant agrees to have the floor grout & tiled areas in the house professionally cleaned if there is any signs of staining, throughout the tenancy & at the end of the tenancy to return it to a similar condition to handover.

BATTERIES - The tenant agrees to replace all batteries when required in fittings such as smoke alarms, NBN Box, Alarms, Stove Ignition, Garage Remotes throughout the course of the tenancy.