

TENANCY AGREEMENT

Please refer to main tenancy agreement for further clauses. Please sign each page.

Date:

Address of tenancy:

Tenancy between Contact Property Management and (the tenant/s) _____

- 1) The tenancy shall commence on _____
- 2) The rental shall be _____ per week paid weekly in advance.
- 3) The tenant shall not consume alcohol outside/commom areas of the unit at all times
- 4) The tenant agrees that the attached property inspection report provides an accurate description of the property at the commencement of this tenancy
- 5) The tenant agrees to pay for all electricity used in the property and for any water charges if applicable
- 6) The tenant agrees to pay any tradesman call out charges if prior arrangements which have been made between the landlord and tenant, to allow tradesmen to enter the premises, are not adhered to
- 7) The tenant will pay the landlord a call out fee of \$120 if a tenant requires the landlord to unlock the premises for entry. If the landlord is unable/unwilling to unlock the property, then the tenant is responsible to actioning a locksmith at their own cost.
- 8) The tenant shall not paint, drive nails or screw into, affix any kind of adhesive or tape, or in any way deface of the wall , ceiling, floors, wood, stone, ironwork or any other part of the property or its chattels
- 9) Smoking/vaping is not permitted inside the premises
- 10) The tenant shall ensure the property received adequate ventilation to prevent mildew on ceilings,walls and window coverings
- 11) The tenant shall leave the property at the end of the tenancy, clean and tidy and in the same cleanliness as when the tenancy commenced . The tenant agrees to pay for any cleaning costs at the end of tenancy at a rate of \$50 per hour.
- 12) The tenant will keep the interior and exterior of the property clean and tidy- free of rubbish, bottles, cigarette butts and like matters. No rubbish is to be stored more than 7 days at the property.
- 13) The tenant shall use the property as a private dwelling only and shall not do or allow anything to be done upon the property which may be a nuisance, disturbance or annoyance to the landlord, or to the occupiers or owners of adjoining or nearby properties. The tenant shall not create excessive noise of any sort
- 14) The tenant will not make or allow to be made any additions or alterations to the property without the landlords written permission
- 15) No gas appliances to be used within the properties including but not too limited gas bottles/canisters of any type
- 16) The tenant agrees not to assign, sublet or part with the possession or the occupation of the property or landlords chattels without the landlords written permission
- 17) The tenant agrees that the tenancy starts at midday and ends at midday. When the tenancy shall terminate or be terminated, the tenant agrees to return the keys to the landlord by noon on the date of vacation. If the tenancy fails to return the keys by noon on the day of termination of the tenancy then the landlord shall have the right to change the locks and to charge the tenant in the cost of doing so
- 18) The tenant shall not keep or allow any pets or animals of any description on the property (both inside and out) without written permission of the landlord. If permission is granted, any

damage caused by the pet or animal will be charged to the tenant.

19) The tenant agrees that the information completed by the tenant on the tenancy application form are part of this agreement and that the tenant warrants that the information is correct. The tenant shall advise the landlord in writing of any changes in that information within 14 days of the change

20) The tenant shall not allow any candles or naked flame on the property

21) The tenant shall not use gas heaters or allow them to be on the property

22) The tenant shall not have any pot plants inside or outside the property without the landlords written permission. The tenant will not establish a garden or grow plants of any type without written approval of the landlord

23) No tenant chattels or rubbish(eg. such as furniture) shall not be left at the property at the end of

the tenancy. The tenant will be charged for any costs associated with removing and dumping of the tenants chattels or rubbish at a rate of \$50 per hour labour costs plus disposal costs

24) The tenant shall not do any ironing or allow heat to be exposed to the carpets or floor coverings

25) The tenant shall not have any tenant chattels or items outside of the unit without the landlords written permission

26) No vehicles or machinery with a "Warrant of fitness" or "Registration" more than one month expired can be permitted on the property. The tenant vehicles may be parked only in the allocated car space/s as per the agreement. No vehicle repairs or maintenance can be carried on the property (eg oil changes). Only vehicles registered under the tenants name/s are permitted on the property

27) The tenant shall not permit actions or behaviour which could cause damage or injurious damage to the property.

28) The tenant shall not make excessive noise in or about any unit or common area.

29) The tenant shall not use a unit for any other purpose other than a private residential accommodation or use any carpark for anything other than the use intended. The tenant shall not deposit any rubbish or supplies, possessions or in any other way use the common property, including but not limited to pathways, driveways, corridors, stairways in such a manner to obstruct the use and enjoyment of it by anyone.

30) The tenant shall not affix or display on any part of the outside of the property any sign, notice, flag or any other object without the written permission of the landlord.

31) The tenant shall not hang out window treatments, including curtains and blinds without the landlords written permission

32) The tenant shall not erect or fix any aerial, antenna or any form of transmission on the property without the written permission of the landlord

33) The tenant shall not allow any unit to fall into a state of disrepair, neglect , become unsanitary or infected by any vermin or insects

34) The tenant shall not dispose of any rubbish and other waste in any other way other than in the properly sealed rubbish bags/bins and deposited in to the appropriate designated area

35) The tenant shall not fail to advise the landlord of any broken windows or glazing or any blockage of pipes. The tenant shall not fail to advise to the landlord of any leaks or any property maintenance issues.

36) The tenant agrees to pay for any intentional/carelessly damages to the property and chattles.

37) The tenant shall not bring any illegal or dangerous goods or substances onto the property

38) No outside taps, hydrants and other such things are not to be used (eg. Hose to wash vehicles)

39) The tenant agrees to pay for any debt recovery costs. The tenant agrees that any debt can be passed onto a third party and have their credit rating effected.

40) The tenant shall not host any social gathering at the property that exceeds _____ people .No gatherings are to take place outside of the unit. The tenant shall not play any musical instrument, television, radio or any other device at excessive volume at anytime.

41) At the end of the PREVIOUS tenancy the carpet and floor coverings were professionally cleaned by JAE CARPET SERVICES [Phone 0800225552 }.This cost \$-----[receipt available if requested }. Tenants will be charged a carpet cleaning fee if the carpets are not left in a state that is not considered fair wear and tear.

42) The tenant shall leave the property clean and tidy and in the same cleanliness as when the tenancy commenced. The tenant agrees to pay for any cleaning costs at the end of tenancy at a rate of \$50 per hour

43) The tenancy acknowledges the receipt of the keys:

Key one:

Key two:

Key three:

Key four:

Key five:

43) The tenant acknowledges that the property is for occupation by not more than _____ adults and _____ children (under the age of 18 years)

44) No firearms or weapons are allowed at the property without the landlords written permission.

45) A methamphetamine (P Test) test will be carried out by the landlord prior to the commencement of the tenancy and at the end of the tenancy. The result at start of tenancy is _____

46) Tenants are responsible for A)Replacing smoke alarm batteries

b) Advising you (the landlord) if the smoke alarms stop working

c) Ensuring smoke alarms and other fire-safety equipment or exits are not tampered with or removed by tenants or guests of the property.

47) CLEANING REQUIREMENTS FOR DEPARTING TENANTS

Stove, especially behind stove. Griller and drip trays to be cleaned.

Windows and window sills to be cleaned thoroughly.

All cupboards to be cleaned thoroughly inside and out.

Marks to be removed from walls

All floors, all skirting to be washed.

Carpets vacuumed.

Cobwebs to be removed.

Particular attention should be paid to the bathroom and toilet.

Bathroom cabinets to be cleaned. Grouting to be free of all soap residue and mildew. Shower recess to be scrubbed. Shower screens to be washed.

No rubbish to be left anywhere on the property, inside or out.

Driveways, carports and all concrete areas to be free from oil and grease stains.

All items on inventory to be accounted for.

Carpets professionally cleaned by JAE Carpet services (if required)

Failure to adhere to the cleaning of the property will incur a cleaning fee of \$50 per hour.