

DARREN COOKE L.R.E.A.

TENANCY AGREEMENT SPECIAL CONDITIONS ANNEXURE A

CONDITION REPORTS – Entry Condition Reports must be signed and returned to our office within **3 business days** or it will be presumed that you have no conflict with our report.

INSPECTIONS – Our staff carries out Inspections every **3 months** with a minimum of **7 days** notice given to you. These inspections are to primarily check that the property is being maintained well.

RENTAL PAYMENTS – MUST BE 1 WEEK IN ADVANCE AT ALL TIMES. Failure to do so is a breach of your tenancy agreement and will not be tolerated.

EXCESS WATER – Over a **6 month period**, you are entitled to **140 kilolitres** of water. Any usage over this amount will be access and **is your responsibility to pay**. The council reads the meter quarterly and you will be advised of your usage and projected usage.

GARDEN MAINTENANCE – Gardens and lawns must be maintained in good order at all times. This includes weeding, mowing, watering and free from all rubbish.

CAR PARKING – **Park cars in designated** areas only and never on the lawns or nature strip. Should any car leak oil, it is your responsibility to remove it after which an oil tray must be used.

RENTAL BONDS – Rental Bonds are paid prior to entry and in **cash or bank cheque only**. This is then forwarded to the RTA and a receipt will arrive by mail within a few days.

BREAKING YOUR LEASE – Should this arise for any reason, we will assist you in securing another tenant to take over your agreement. However, you are responsible for a **fee of 1 weeks rent (let fee)** and you are responsible for **rental payments until a new tenant moves in**.

KEYS – Keys are photocopied and handed over upon occupancy. All keys must be returned to our office along with all remotes prior to final inspection. If any keys are missing, you will be charged for replacement keys and locks. You will be charged rent up until all keys and remotes are handed back into our office.

GIVING NOTICE – A clear fourteen (14) days notice in writing must be given when vacating.

FLEA FUMIGATION – If any pet/s have been kept at the property, flea fumigation, inside and out must be done and a receipt handed to our office prior to the final inspection being carried out.

CARPET CLEANING – Professional cleaning must be carried out upon leaving the premises and a receipt handed to our office prior to the final inspection being carried out. Should the tenant occupy the premises for a period longer than one year, the above is required annually.

SWIMMING POOL – Should the property have a swimming pool/outside spa, the tenant acknowledges full responsibility to maintain, clean and provide appropriate chemicals if needed for the correct use of the pool. Upon vacating, a receipt for a service must be handed to our office prior to final inspection.

Information continued over page...

VACATING – The following items must be attended to prior to vacation of the property:

- The blinds and curtains must be cleaned and all stains removed.
- All windows and window tracks must be cleaned and dirt removed.
- All ceiling fans must be free from dust and dirt.
- All floor coverings must be free from dirt and all stains removed.
- All skirting boards and cornices must be washed and free from marks.
- Kitchen cupboards to be wiped out and all stains plus marks/grease removed.
- Oven and oven trays must be cleaned and all marks/grease removed.
- The stove must be free from all marks and in working order
- The entire property must be free from cobwebs and dust.
- Outside to be free from cobwebs and gutters washed and cleaned out.
- The lawns to be mowed and weeds removed from garden.
- All doors and walls to be washed to remove mould, dirt and any marks.
- The garage to be swept, any oil stains removed.
- Garage remotes to be in working order and batteries replaced if necessary.
- All exhaust fans to be removed and cleaned.
- No rubbish or belongings to be left in the property.
- Driveways, carports and all concrete areas to be left free from oil and grease stains.
- Any broken or damaged items to be repaired satisfactorily or replaced.
- If smokers reside on the property then a deodorize must be carried out and a receipt forwarded to the office prior to the final inspection.
- Pools and pool surrounds must be left clean.
- The bathroom is to be free of mould.
- The shower and shower screen to be cleaned and all marks plus mould to be removed.
- The bathroom vanity and mirror must be cleaned and free from all marks.

THESE ITEMS ARE PART OF YOUR LEASE AGREEMENT AND MUST BE MET PRIOR TO THE FINAL INSPECTION BEING CARRIED OUT.

I/We agree to all the above conditions – Date

Tenant 1 Tenant 2

Signature: Signature

Tenant 3 Tenant 4

Signature: Signature

Agent Darren Cooke L.R.E.A.

Address: P.O. Box 675

Southport BC, QLD 4215