

SPECIAL CONDITIONS OF EVERY TENANCY

1. The tenant(s) understand and agree that if they change the locks they must supply the Managing Agent with a set of keys for the new locks
2. Under no circumstances are tenants and their visitors permitted to park on the lawn or garden of the property. Any damage to these areas will be repaired by the tenants at their cost.
3. The tenant(s) understand and agree to take special care of the walls to ensure they are kept free of marks, and if hooks are put in the walls (after approval from the agent) the tenants agree to have the holes professionally repaired
4. The tenant(s) understand and agree that should the lease be broken before the expiration date, then one week's rent will be incurred plus GST to cover costs and time in re-renting. Also rent is payable until another tenant moves in or the expiry of the lease (whichever comes first), and all advertising costs are at your expense.
5. The tenant(s) understand and agree that if their place of employment is changed the tenant must supply the Agent with the new telephone numbers immediately.
6. The tenant(s) understand and agree to give two (2) weeks written notice on a Form 13 (Notice of intention to Leave) prior to vacating the premises at the end of the tenancy.
7. The tenant(s) understand and agree that it is a fundamental term of the agreement to maintain their rent two weeks in advance or monthly in advance if applicable.
8. Any cost incurred and found to be caused by tenants electrical appliances or tenants negligence when using electrical appliances supplied with the property will be the full responsibility of the tenant, excluding any cost insurable by the Landlord.
9. Tenants are not permitted to smoke inside the unit.
10. All specific guidelines with regards to cleaning of the unit are detailed in Vacating Inspections Checklist.

A FEE OF \$15.00 WILL BE CHARGED FOR ALL CHEQUES DISHONOURED.