

## Annexure A

1. The tenant(s) is advised that the rent may be reviewed every six (6) months, in accordance with Residential Tenancies Act 1987 Clause 30.
2. The tenant(s) is aware that during routine inspection digital photos may be taken in relation to the property condition
3. If during the tenancy the house is listed for sale, inspections may be conducted by the Agent provided that reasonable notice is given to the tenant(s).
4. The tenant(s) agree to accept full responsibility for the upkeep of the lawns and gardens; this includes regular watering, weeding, mowing and fertilizing. If during the tenancy the tenant(s) is serviced a breach notice for the gardens and/or cleaning not being to an acceptable standard to the agent has the right to contact a gardener and/or professional cleaner to rectify and tenants(s) will be responsible for payment for the account within seven (7) days of the account being issued.
5. Should the reticulation at the home fail to operate, the tenant agrees to water manually until repair in accordance with the water corporations watering roster.
6. If there is no reticulation at the property tenant(s) agree to hand water plants within the water roster days.
7. Pot plants are not to be placed directly on flooring inside the property. No candles to be lit on carpeted areas.
8. The tenant(s) and their visitors are requested not to park on lawns or verges of the property, should they choose to do so they will be required to pay for any damage done to the lawn, artificial turf or reticulation system to have items brought back to the initial standard.
9. Tenant(s) are liable to reimburse the landlord on any cost incurred as a result of contractors employed to remove any staining to driveways, car parks, carports and garage floors and paving. Drip trays are recommended for all cars.
10. Immobile vehicles or car bodies are not to be kept at the property for longer than two weeks at any time.
11. The tenant(s) are aware that pets are NOT permitted on the premises unless authorised by the owner, if a pet is located on the property without authorisation the tenant(s) will automatically be issued with a 'Notice of breach of agreement – Form IC'.
12. The tenant(s) are aware that smoking is not permitted inside the property. Please advise visitors to smoke outside and cigarette butts are not to be left in or around the garden. On vacation of the property the tenant(s) accepts cost of having the property professionally painted and/or sanitized if the tenant(s) or visitors smoke inside the property.
13. The tenant(s) agree that no untoward noise disturbance will be caused to neighbours in the immediate vicinity of this property. Noise disturbance includes, but not limited to general disturbance of the peace, loud parties, voices loud enough to carry a reasonable distance and/or frequent/obvious/loud arrival of visitors. Consideration must be shown to neighbours at all times, as you should expect in return.
14. The owner/agent accepts no responsibility whatsoever for any damage to tenant(s) clothing and/or property from condensation and/or mould. The tenant(s) is required to adequately ventilate the property at all times, especially during winter months to prevent condensation, which may result in formation of mould. Any mould damage

that occurs as a result in no ventilation will be removed/repaired at a cost to the tenant(s) unless proof of a building fault is provided.

15. The tenant(s) acknowledges that no posters, nails, stickers, screws, poster putty, blue tack, adhesive tape or fittings are to be fixed onto the walls, doors, doors frames, windows, cupboards, or any other surfaces.
16. The tenant(s) acknowledge that no stiletto heels are to be worn on any floorboards throughout the property. Any damage to the floor boards caused by stiletto heels will result in the tenant being liable for the cost of repairs, including but limited to sanding and re-varnishing.
17. The tenant(s) acknowledges having inspected the subject premises prior to signing of the lease of the premise for the tenancy therefore and hereby accept tenancy of the premises as found on inspection and as recorded on the property condition report.
18. Properties are supplied with manuals pertaining to the property are to remain in the premises at the end of the lease agreement, failure to do so the tenant will incur a replacement cost of \$50.00.
19. The tenant has satisfied themselves with the level of security on the property and will make no further claim on the owner for increased security unless specified in application.
20. The property condition report must be signed and returned to this office within seven days of receiving. If no signed report is received, it will be assumed that the tenant agrees with the contents of the original and the final bond inspection will be carried out against it.
21. Bleach is not to be used on tiled areas as it eats away the grout and silicon.
22. If there is a pool at the property, the pool and equipment is the responsibility of the tenant and any chemical costs, etc are to be borne by the tenant. The tenant is responsible to maintain the pool in a good clean condition.
23. If the property is furnished and/or equipped, all furniture and equipment must remain in the property at all times and must not be removed and/or stored.
24. A garden bore must be operated on a regular basis to prevent seals drying out. A recommended minimum running is every 2 weeks for 5 minutes. If the bore is not operated and seals dry out accordingly, tenants may be held responsible for its repair.
25. The tenant agrees that he/she is responsible for payment of the fee charged by the Water Authority, for the reading of the water meter upon vacating the premises.
26. The tenant is aware that should he/she have a cheque which is dishonoured or an electronic transfer where there are not enough funds in the tenants account, a charge of \$35 will be incurred. The tenant is aware that it is a strict company policy that no further personal cheques will be accepted after these incidents.
27. If Strata By-Laws are applicable to the property the tenants agree to abide by all By-Laws.
28. The tenant is responsible for returning ALL keys to the Agents place of business on the expiry of their tenancy and is aware that rent is charged up to an including the days the keys are returned. Should keys not be returned, the tenant will be charged to have locks changed.
29. The tenant is aware that upon vacation of the premises, once the keys are handed back to the agent, the tenant surrenders any right they have to attend to the property. Any cleaning or maintenance that needs to be done will be undertaken by the agent

and the tenant will be charged accordingly and the money will be deducted from the tenants bond.

30. In accordance with Clause 7.12 the tenant agrees to have all carpets professionally cleaned at the termination of tenancy. Any carpet cleaner who is endorsed with Certificate 2 & 3 by the BSCAA (refer [www.bscaa.asn.au](http://www.bscaa.asn.au)) is considered approved by the owner/agent.
31. Tenants are not to conduct any painting to internal or external walls, ceilings or doors without prior permission from CCPE and will be conducted by a professional painters recommended by CCPE or painter of the tenants choice with an invoice cited and permission granted to go ahead with any issues.
32. Cockburn Central Property Executives has a zero tolerance policy towards arrears. Rent must be paid up to date and on time.
33. Tenants agree that should any of your contact phone number change, i.e. work, home or mobile – they will notify our office within 7 days.
34. Tenants are aware it is their responsibility to insure their belongings and valuables (i.e. Contents Insurance Policy).
35. CCPE may disclose personal information about an individual/s when CCPE reasonably believes that the use or disclosure is reasonably necessary for the detection, investigation, prosecution or punishment of breaches of a law imposing a penalty. eg Synergy, Alinta Gas, Water Corporation, Telstra, Foxtel.
36. Tenant agrees to photos to be taken while routine inspections are being conducted.
37. Tenant agrees to allow CCPE to conduct home opens upon agreed times before 30 days completion of your lease.
38. Tenant agrees to receive all inspections letters via electronic mail, a up to date email address will be supplied by the tenant to ensure tenants receive correct notices with correct inspection dates, please look at the letter and note correct inspections dates for inspections as cancellations for reading notices wrong will no longer be accepted by CCPE.

TENANT \_\_\_\_\_  
\_\_\_\_\_

DATED

TENANT \_\_\_\_\_  
\_\_\_\_\_

DATED