

## Addendum A

### A1. Special Terms

1. Contents Insurance is a tenant/s responsibility! Please ensure this insurance is in place from the start date of your lease. This office and or the owner will not be held responsible for any loss or damage of personal items whilst residing at the property.

2. Rent must remain in advance at all times. Payment is expected on or before the due date. This office has nil tolerance to rent arrears. During the term of the lease if the need to issue two (2) Notice to Remedy Breach for late rent is necessary a lease renewal will not be an option.

3. It is the responsibility of the tenant is to maintain smoke alarms. Each device will be fully operational at the start of the lease. Throughout the tenancy regular testing is required and the battery replacement when necessary. The interior of the home is to remain a "Smoke Free Zone".

4. If for any reason this lease is broken, the Tenants is responsible for any costs incurred by the owner to re-let the property; Such as rent unit a suitable Tenant is found (Providing two full working days between vacating Tenant/s and the new Tenant taking possession), a re-letting fee of one weeks rent + GST, plus advertising costs.

5. Tenant/s acknowledge that if the property is filled with water saving devices, and individually metered, water will be charged to the tenants at a rate advised by the local council for any full rate the tenants reside at the property. This invoice will be forwarded to you when due and payable within 1 month. If the property is individually metered, but not water efficient, excess water will be charged to the tenant above 35 kls per water period.

6. Carpets are to be professionally cleaned once every 12 months and/or when vacating. This office is happy to recommend a local contractor. If the tenants choose to use a contractor not recommended by this office and the carpet clean is not of approved standard this office reserves the right to have the carpets re-cleaned at the tenant/s expense.

7. Tenant/s acknowledges that the property must be left in the same Condition as at the beginning of the tenancy. If applicable during the tenancy, animals or birds are kept on the property; full pest control must be attended to by a professional contractor at the tenant's expense.

8. Tenants gives permission for their personal information (Names and phone numbers) to be passed onto any tradesperson that may be required to attend to maintenance at the residence.

9. Tenants are responsible for the lawns and garden maintenance including regular watering during the permitted day and times as advised by the local Council, and required to be kept tidy and weed-free. All lawn cuttings and garden waste must be removed regularly from the property, lawn clipping are not to be put into the gardens.

10. Tenant/s must use an oil drip tray on the garage/car port floor or driveway. Car and Trailers are not to be parked on the grass/ lawn at any time.

13. It is the responsibility of the tenant to ensure that all furniture placed within the premises does not damage the timber flooring. It is a condition of your tenancy that felt floor protection is used with all furniture. Any damage to the floor caused by placement of furniture or neglect will be charged to the tenant.

14. Tenant/s also acknowledge their responsible for the replacing of light bulbs, replacement of batteries and similar on door bells. Air conditioner demotes, garage demotes, etc when the batteries are no longer working efficiently or have exceeded battery life.

15. Tenant/s also understands they are responsible for the cleaning of all air conditioners, including filters. Failure to do so that contributes towards any malfunctions or reduced effect of the system will result in the cost to

retain service/otherwise being borne by the tenant/s.

16. Tenant/s also acknowledge if a pet is kept on the premises for a short or long period of time the tenants acknowledge that the property must be professionally sprayed for fleas (receipt) Any damage caused by the pet or pets will be rectified. Pest are too kept outside at all times, unless the landlord has agreed they may be inside then it will be noted in the lease.

17. In accordance with the tenancy agreement, on the vacating date the tenant agrees that all general cleaning, general pest spraying (and flea spraying when a cat or dog have resided at the property) is to be completed prior to the keys being returned to the lessor's agent.

18. Tenant/s agree and understand should the property become available for rent or sale, Tenant/s agree to allow open inspections where correct notice given and if required, photos to be taken for listing purposes.

19. No screws, hooks, nails or blue tack to be used on any walls or surfaces, with the exception of pre-existing hooks etc noted on the Entry Conditions Report.

20. Tenant/s also agrees a \$100.00 fee will be charged and payable to the agent if a change of tenant/s occurs during the tenancy. This is for an administration fee for checking of new tenants detail and must be paid upfront before application is processed.

21. Tenants acknowledge that power to the property remains on to days after vacating the property for any repairs or cleaning that may be required to finalize the bond.