

SPECIAL CONDITIONS

1. It is agreed between the landlord and the tenant that the tenant shall maintain and cut the grass and edges as often as practicable and leave grounds in a clean and tidy condition.
2. It is a breach of the Residential Tenancy Agreement for a tenant to change or alter the locks of the premises without consent of the landlord. If the locks are changed, a copy of keys must be given to the managing agent or landlord.
3. It is hereby agreed between the landlord and the tenant that the managing agent of the landlord has the right to enter the leased premises for an internal inspection on not more than four (4) occasions in twelve months by giving seven days written notice.
4. It is hereby agreed between the landlord and the tenant that the notice of intention to vacate the premises, after lease expiration, must be given in writing to the managing agent is not less than 21 days.
5. There is to be no storage of goods and equipment on the balcony or the hanging of clothes over the balcony. This is not permitted at any time and a breach of this condition will result in a notice of termination being issued.
6. The tenant acknowledges that he/her has not entered into possession of the premises prior to the commencement date of this lease.
7. The tenant agrees that there are to be NO pets kept on the premises without express written permission from the Landlord or their managing agent.
8. The tenant agrees to do NO decorating/painting without written permission of the landlord's managing agent.
9. The tenant agrees to supply telephone numbers to their mobile, home and work as well as a valid email address to the managing agent, and inform the managing agent of any changes of employment or to their contact details within 14 days. This includes but is not limited to advising the name, address and phone number of their new employer and tenants personal contact details.
10. The tenant acknowledges that they will be responsible for the connection of any telephone line or Internet service to that property. The tenant agrees to pay all costs associated to provide these services.
11. The tenant hereby agrees that all telephones and NBN modem and related products are to remain on/in the premises after vacating.
12. We recommend that tenants take out contents insurance.
13. Smoking is prohibited inside the property at all times
14. The tenant agrees that if rent is being paid by cheque and posted to the office of the managing agent, no receipt will be returned unless a stamped self-addressed envelope is enclosed. Receipts will be emailed where an email address is provided.

15. The tenant is expected to leave the rented premises in a clean and washed condition throughout. Upon vacating the premises, it is to be understood that the tenant agrees to wash and leave clean all walls, stove/griller/oven (without grease). Carpets, doors, venetian blinds and bathroom to be thoroughly cleaned (especially any dirt in tiles and grout of bathroom), fittings, fireplaces, light fittings, electrical appliances, furniture (if furnished) and to clean and clear all yard and garden space, driveway and entrances. In the event that the premises are left in a state of disrepair where the landlord/Agent and tenant cannot mutually agree on a cost to repair, an application will be made to the NSW Civil and Administrative Tribunal (NCAT) for any repair and/or cleaning cost to be deducted from the security bond held by Renting Services.
16. Where rugs are provided in the residential premises, these rugs will form part of Residential Tenancy. The rugs are to be maintained by the tenant; kept clean and free of stains throughout the tenancy.
17. The tenant acknowledges that if there are polished wooden floorboards inside the residential premises, the tenant agrees to keep the floorboards undamaged, clean and protected from scratches.
18. The tenant is to use felt rounds or a product of similar nature underneath furniture to protect the floorboards.
19. The tenant agrees to replace the batteries to the remote control and any other such units that uses batteries to operate such as but not limited to skylight controls and air-conditioning remote. This is to prevent rust building up on the terminals. This does not include smoke alarms.
20. The tenant agrees to ensure that the Residential Premises are adequately ventilated to prevent mould and/or humidity from appearing on the walls, ceiling and windows and window furnishings.
21. No fireplaces are to be used unless prior written approval from the landlord is given.
22. The tenant agrees that no items are to be left or stored on common property.
23. No Flushable wipes or sanitary items are to be flushed down the toilet, as blockages will occur. The tenant will be responsible for any costs incurred should a plumber need to attend and discover the above has caused the blockage.

Managing Agent/Landlord

Tenant/s