

SPECIAL TERMS & CONDITIONS FOR LEASE AGREEMENTS:

Some or all of the following terms may be included in your lease agreement; please check with the Senior Property Manager for which specific terms will be included for the property you are applying for.

1. The Lessor advises the Agent that the Property identified does not comply with the “prescribed water efficiency levels” and the property is individually metered for water. The Lessor will pay the reasonable amount of water costs up to 50 kilolitres every three months. The tenant will pay an amount above the Lessor’s reasonable amount.
2. Should the Lessor undertake the water efficiency program and deem the property water efficient by way of a Certified Plumber’s Certificate, the Lessor may then provide the tenant with one month’s notice in order to pass all water usage charges onto the tenant.
3. The Lessor advises the Agent that the Property identified does comply with the “prescribed water efficiency levels” and all water consumption charges in respect of the Property are to be passed on to the Tenant.
4. Should the tenants lock themselves out of the premises or lose the keys, to gain entry to the property either after business hours or on a Sunday, they must employ a professional locksmith to gain entry at their own expense.
5. The tenants understand and agree that if mould appears on the bathroom ceiling then it is the tenant’s responsibility to clean this mould off immediately.
6. The tenants understand and agree that the replacement and maintenance of light bulbs is their responsibility. Should an electrician be engaged and the issue is a replacement light bulb, the tenants will be held fully accountable.
7. The tenants understand and agree that lawn clippings must not be placed on the gardens. It is the tenant’s responsibility to dispose of the lawn clippings.
8. The dog is not permitted to enter the premises internally, yard only.
9. Any damage caused by the dog or cat, eg holes dug etc are to be rectified by the tenants immediately.
10. The tenants understand and agree to undertake professional flea fumigation at the premises upon vacating.
11. The lessor advises that the property is not individually metered for water. The Lessor must pay all water costs.
12. The downstairs lockable storage area is not accessible to the tenants. The tenants understand and agree that the owner will be storing items in this area and will require access from time to time.

13. The tenants understand and agree that cutting boards must be used on the kitchen benches at all times. Should any damage be caused to the kitchen benches, the tenants will be held fully accountable.
14. The tenants understand and agree that protective felts must be used on all furniture items to ensure the polished timber floors remain undamaged. Should any damage be caused to the polished timber floors, the tenants will be held fully accountable.
15. The tenants understand and agree that any damage to the floors caused by the dogs nails will be rectified by the tenants immediately.
16. The tenant's acknowledge that there is a pool on the premises. As a condition of this lease agreement, the following terms apply:
 - a. The owner will employ a professional pool maintenance company to maintain the pool throughout the term of this agreement. The owner will be liable for any costs this may attract unless damage has been caused to the pool by the tenant's misuse or neglect.
 - b. The tenant's must ensure at all times that the skimmer box is free from all leaf debris and the pool water levels must remain above the pool skimmer box.
 - c. Should any damage be found to have been caused by the tenant's misuse or neglect, the tenant will be held fully liable for this damage and any costs involved will be covered by the tenant in full.
17. The tenants agree and understand no Foreign items are to be flushed down the toilet e.g. sanitary items. If such items are found if the system becomes blocked, the tenants will be responsible for the cost of repairs and or cleaning of the tank.
18. The tenants are aware that the garage is not accessible under any circumstances. The owner may be storing belongings in the garage therefore will need periodic access. The owner will provide the tenant with the sufficient amount of notice (seven days) prior to accessing the garage.
19. The Lessor advises that the property is not individually metered for water. The Lessor must pay all water costs.
20. The tenants agree and understand that during heavy rain the downstairs area does get some water through it, therefore the tenants understand and agree that this area will be kept clear of personal belongings that may be damaged by water. Should the tenants personal belongings be damaged by water coming through, this is entirely the tenants responsibility.
21. The tenants agree and understand that they must maintain the gardens in a neat and tidy condition at all times, ensuring that they are weeded and watered regularly. Should the condition of the gardens deteriorate the tenants will be held fully accountable.

22. The property is partially furnished therefore the tenants understand and agree that should any damage become apparent to these belongings, it will be rectified by the tenants immediately (please refer to the Inventory List attached for an itemised account).
23. The tenants agree & understand that the ride-on mower is for the use of mowing the yard at the property and that it is the tenants responsibility to maintain the ride-on mower by regular services, eg oil level, tyres etc. The services must be carried out at least every three months. Should any damage be found to have been caused by the tenant's misuse or neglect, the tenant will be held fully liable for this damage and any costs involved will be covered by the tenant in full.
24. For services reasons or in the event of the tenant being posted away from the area in the course of his or her employment, it is hereby agreed and declared that the agreement hereby created can be terminated by the tenant giving to the landlord or his agent, one (1) months notice in writing of such termination. Immediately after expiration of the said notice and this present agreement and all rights, liabilities and obligations hereunder shall cease and be void without prejudice to any claim by either party against the other, in respect of any antecedent breach of any covenant or condition herein contained. The amount of rent to be paid is to be calculated on a proportional basis up to the date on which the said notice expires.
25. The tenants understand & agree that care is to be taken with the dishwasher, including cleaning the filter on a weekly basis; if the dishwasher requires repair caused by the neglect of the tenants, the tenants will be responsible for the cost of these repairs.
26. The tenants understand and agree that the electricity account will remain in the owner's name and any electricity bills associated with the property will be paid for by the tenants.