



Licensee: G & R Rossen Pty Ltd  
ACN: 076 368 584 ABN 72 076 368 584

119 Broadway, Nedlands,  
Western Australia 6009

Internet: [www.rossen.com.au](http://www.rossen.com.au)

Tel: 9389 6588 Fax: 9389 6776

## Application to Lease Residential Premises

Please ensure that each applicant has completed pages 4, 5, 6, 7, 8 and 9. Also each applicant has signed the Annexure A attached to the application.

### PLEASE NOTE:

- Personal references cannot be relatives or reference from your property manager or employer
- Next of Kin and Emergency contact must be different for each applicant and not a co tenant
- Employment contact mobile numbers **will not** be accepted. Please ensure that contact numbers are completed as this will hold up the process of your application

**ALL ADULTS THAT INTEND TO RESIDE AT THE PROPERTY SHOULD COMPLETE THIS FORM**, even if they do not intend to become a Tenant on the Lease. A special note should be made of the reason for this. The **MAXIMUM** amount of people that will live at the property, now or in the future, should be listed at item 7 as this will be fixed for the duration of the Lease.

### IDENTIFICATION

1. Photographic ID for each applicant over the age of 18, Passport, Drivers License, Proof of age card
2. Another form of Identification, Medicare Card, Bank Card, Concession Card
3. Copy of all Visas where an Australian Passport is not held (New Zealand not applicable)
4. If employed, the 4 most recent pay slips for each applicant
5. If unemployed proof of income or bank statements for each applicant
6. Document to provide proof of address ie: Utilities bill

**Please note that if all of the above has not been completed you may risk your application not being accepted.**

**INCOME:** Usually confirmation from your employer will be sufficient to confirm your income. If your income is not derived from your occupation additional information may be required to substantiate your financial ability, for example:

Bank statement for a person living off savings,

Centrelink Payment Advice for those receiving Austudy or other allowances,

Scholarship acceptance letters for a Student,

Notice of Assessment from the ATO could verify the income of the self-employed and,

A payslip can be handy for those working in the Public Sector.

**STUDENTS:** In regard to "Occupation" please record your field and year of study.

Any paid work can also be indicated as an income stream. Should your parents support you please have them email [pm1@rossen.com.au](mailto:pm1@rossen.com.au) to confirm these details.

**LEASE:** When you submit this application you are agreeing to enter into a REIWA lease with the annexure on page nine to be included in Part C of Residential Tenancy Agreement. The sample REIWA lease is published at [reiwa.com.au](http://reiwa.com.au) or is available in the Rossen Real Estate office.

**Please allow 2-3 working days to process applications. Please avoid calling the office to see how your application is processing. We will contact you once all applications have been completed to let you know the outcome**

**If your application is approved you will be required to pay the security bond (4 weeks), 2 weeks rent in advance and sign your tenancy agreement within 48 hours. Failing to do so this may result in the property being leased to another applicant.**

# application to enter into residential tenancy agreement



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## EXPLANATION FOR APPLICANTS

**Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises**

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

**The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.**

The purpose of this form is:

**First**, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

**Second**, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

**Third**, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

**Fourth**, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

### Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

|  |  |
|--|--|
| <b>Your action if You wish to apply for the Residential Tenancy Agreement:</b> | <ol style="list-style-type: none"> <li>1. Complete this Application.</li> <li>2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.</li> </ol>  |
| <b>Lessor's action if You do not succeed with Your Application:</b>            | <ol style="list-style-type: none"> <li>3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.</li> </ol>  |
| <b>Lessor's action if You succeed with Your Application:</b>                   | <ol style="list-style-type: none"> <li>4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.</li> </ol>   |
| <b>What You will then need to do if You are the successful Applicant:</b>      | <ol style="list-style-type: none"> <li>5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist.</li> <li>6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.</li> </ol> |

**FOR:** Premises Address:

**FROM:** Proposed Tenants' Names:

**TO:** The Property Manager:

Agency Name: G & R ROSSEN PTY LTD

Address: 119 Broadway, Nedlands W.A., Nedlands, WA, 6009

Telephone: Business: 9389 6588

Facsimile: 9389 6776

E-mail: pm1@rossen.com.au

# application to enter into residential tenancy agreement

## PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises

2. Rent \$  per week

3. Option Fee (if applicable) \$

4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

### REQUIRED MONEY

(a) Security bond of \$

(b) Pet bond (if applicable) \$

(c) First two weeks rent \$

(d) Less Option Fee (if paid) \$

(e) **Total** \$

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## PART B (TO BE COMPLETED BY YOU)

**NOTE:** This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

### INFORMATION FROM "YOU" (the proposed tenant or tenants)

#### TENANCY DETAILS

5. You require the tenancy for a period of  months from  to
6. At a rent of \$  per week
7. Total number of persons to occupy the Premises Adults  Children  Ages
8. Pets - Type of Pet  Breed  Number  Age   
Type of Pet  Breed  Number  Age
9. Do You intend applying for a residential tenancy bond from a State Government Department?  Yes  No  
If Yes, \$  Branch:
10. Bank account details for refund of Option Fee (if applicable)  
Bank:  BSB:   
Account No.:  Account Name:
11. Any Special Conditions requested by You:

**NOTE:** The Lessor is not obliged to accept any of the Your Special Conditions.

12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy  
Email (optional):   
Fax (optional):   
Postal address (required):
13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

# application to enter into residential tenancy agreement

18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:

- (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
  - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
  - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
  - or
  - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
- (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

**Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.**

**19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.**

## 20. DEFINITIONS

- (a) **"Act"** means the *Residential Tenancies Act 1987* including any amendments.  
**"Application"** means this Application to enter into a Residential Tenancy Agreement.  
**"Business Day"** means any day except a Sunday or public holiday in Western Australia.  
**"Lessor"** means the person/entity with the authority to lease the Premises.  
**"Option Fee"** means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:
    - (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
    - (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
    - (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.
  - "Premises"** means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.
  - "Property Manager"** means the real estate agent appointed by the Lessor to lease and manage the Premises.
  - "Residential Tenancy Agreement"** means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.
  - "You"** or **"Your"** means the person or persons making the Application to Lease the Premises.
- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy if the Application is successful may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law), other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

Signature:

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## NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

(a) **TICA** (strike out if inapplicable)

- (i) **Address:** PO Box 120, Concord NSW 2137
- (ii) **Telephone:** 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
- (iii) **Facsimile:** (02) 9743 4844
- (iv) **Website:** [www.tica.com.au](http://www.tica.com.au)

(b) **National Tenancy Database** (strike out if inapplicable)

- (i) **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003
- (ii) **Telephone:** 1300 563 826
- (iii) **Facsimile:** (07) 3009 0619
- (iv) **Email:** [info@ntd.net.au](mailto:info@ntd.net.au)
- (v) **Website:** [www.ntd.net.au](http://www.ntd.net.au)

(c) **Other Databases** (if applicable)

- (i) **Name:**
- (ii) **Address:**
- (iii) **Telephone:**
- (iv) **Facsimile:**
- (v) **Email:**
- (vi) **Website:**

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

- (i) Postal and fax application forms can be downloaded from [www.tica.com.au](http://www.tica.com.au). Information regarding application fees can be found on the application form;

(b) as to the National Tenancy Database;

- (i) A request for rental history file can be downloaded from [www.ntd.net.au](http://www.ntd.net.au). A link to the form can be found under the tab "For Tenants".
- (ii) A request for rental history may be submitted by post, fax or email.

(c) as to

- (i)

**NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.**

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## YOUR (First Person's) PARTICULARS

Your Name  (SURNAME)  (FIRST NAME)  (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No  State  Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)  NAME  TELEPHONE

b)  NAME  TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for leaving

(iii) Occupation:  (Note: Your Employer may be contacted to verify employment)

Employer  Period of Employment

Phone No  Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin  NAME  ADDRESS  TELEPHONE

Second Next of Kin  NAME  ADDRESS  TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact  NAME  ADDRESS  TELEPHONE

Second Contact  NAME  ADDRESS  TELEPHONE

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## YOUR (Second Person's) PARTICULARS

Your Name  (SURNAME)  (FIRST NAME)  (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No  State  Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)  NAME  TELEPHONE

b)  NAME  TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for leaving

(iii) Occupation:  (Note: Your Employer may be contacted to verify employment)

Employer  Period of Employment

Phone No  Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin  NAME  ADDRESS  TELEPHONE

Second Next of Kin  NAME  ADDRESS  TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact  NAME  ADDRESS  TELEPHONE

Second Contact  NAME  ADDRESS  TELEPHONE



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## YOUR (Third Person's) PARTICULARS

Your Name     
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No  State  Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)    
NAME TELEPHONE

b)    
NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid   
 Address  Phone No   
 Rental Paid \$  Period Rented From  To   
 Reason for leaving

(ii) Previous address of Applicant   
 Name of previous lessor or managing agent to whom rent was paid   
 Address  Phone No   
 Rental Paid \$  Period Rented From  To   
 Reason for leaving

(iii) Occupation:  (Note: Your Employer may be contacted to verify employment)  
 Employer  Period of Employment   
 Phone No  Wage \$   
 If less than 12 months, name and address of previous employer  
  
 Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin     
NAME ADDRESS TELEPHONE

Second Next of Kin     
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) (Note: These people may be contacted to verify particulars.)

First Contact     
NAME ADDRESS TELEPHONE

Second Contact     
NAME ADDRESS TELEPHONE

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[Large empty rectangular box for application details]

**By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.**

|                                |                      |      |                      |   |                      |   |                      |
|--------------------------------|----------------------|------|----------------------|---|----------------------|---|----------------------|
| Your Signature (First Person)  | <input type="text"/> | Date | <input type="text"/> | / | <input type="text"/> | / | <input type="text"/> |
| Your Signature (Second Person) | <input type="text"/> | Date | <input type="text"/> | / | <input type="text"/> | / | <input type="text"/> |
| Your Signature (Third Person)  | <input type="text"/> | Date | <input type="text"/> | / | <input type="text"/> | / | <input type="text"/> |

## Part C – Annexure A – Special Conditions - Residential Tenancy Agreement

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- 1) The Tenant(s) acknowledges having inspected the subject premises prior to signing of the lease of the premises for tenancy therefore and hereby accept tenancy of the premises as found on inspection and as recorded on the Property Condition Report.
- 2) Should the reticulation at the home fail to operate or restrictions apply to its use, the tenant agrees to manually water the lawns and gardens in accordance with the Water Corporation's instructions ensuring the lawns and gardens receive sufficient water as per Clause 2.18 of Part C.
- 3) The Tenant(s) and their visitors are requested to not park on the lawns or verge of the property, should they choose to do so they will be required to pay for any damage done to the lawns or reticulation system to have them brought back to the initial standard.
- 4) Tenants will be liable to reimburse the landlord on any cost incurred as a result of contractors employed to remove any staining on driveways, car parks, carports and garages.
- 5) The tenant agrees and accepts that if the gardens and lawns are not maintained, the owner reserves the right to employ a professional contractor to mow, edge and tidy the garden at the tenants expense.
- 6) Pot plants are not to be placed directly on flooring inside the property. No candles to be lit on carpeted areas.
- 7) Immobile vehicles or car bodies are not to be kept at the property for longer than two weeks at any one time.
- 8) The tenant agrees that at no time are cars, boats or trailers of any kind are to be parked on the lawns. Any damage incurred due to the breach of this clause will be rectified at the tenant's expense.
- 9) 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 non-ventilation will be removed/repaired at a cost to the Tenant(s) unless proof of a building fault is provided.
- 10) Floor boards-The Tenants acknowledge stiletto heels or metal tipped footwear may damage the floorboards and therefore must not be worn on any floorboards throughout the property. The tenants are strongly advised to ensure felt is placed underneath items such as stools and chairs, with protective coverings placed underneath any heavy furniture items to prevent indentation or damage to the flooring. Any damage to the floorboards will result in the tenant being liable for the cost of repairs including sanding and re-varnishing. The owner accepts fair wear and tear will result of superficial scratching on the flooring. This clause is not designed to penalise the tenant for the day to day wear and tear and refers to specifically damaged caused through negligence. Superficial surface scratching is acceptable, gouging and indentation in the timber is considered negligent. In regard to cleaning and maintaining the floorboards we recommend the floors are regularly swept with a soft broom or vacuumed with a soft bristle head. A specific floor cleaner for timber floors or warm water mop is recommended. Please do not use mentholated spirits or kerosene to clean the floors. Do not use a steam mop, steel wool, was or similar as these items will potentially damage the timber.
- 11) The Tenant agrees to return all copies of Manuals provided at the commencement or during the tenancy upon vacating the Premises. The Tenant agrees to pay the Lessor damages equalling the cost of replacing any Manuals that are not returned.
- 12) If the Tenant is permitted to have a pet at the Premises and if this Pet may at any time carry parasites that may affect Humans the Tenant agrees to have the property treated for fleas by a professional contract upon vacation of the Premises, and to supply to the Agent a receipt that the treatment has been carried out inside and outside property regardless if the pet lived outdoors.

## Part C – Annexure A – Special Conditions - Residential Tenancy Agreement

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- 13) The tenant agrees that under no circumstances are pets allowed to be kept indoors without owner's permission. If a pet is found indoors without owner's approval they will incur a breach followed by a termination.
- 14) The Tenant agrees that they are responsible for the pool chemicals, and the daily maintenance of the pool and equipment.
- 15) Limestone and Marble - Care requirements applicable to the limestone table and marble bench tops and bathrooms: Typically marble and limestone is soft and porous and extra care should be taken with these materials. The Lessor recommends avoiding any bathroom cleaning products, grout cleaner, tub and tile, products containing ammonia type sprays or cleaners, soft scrub or powdered cleaners. Do not use scrubby pads or scourers. The Lessor recommends blotting any spills rather than wiping and dry areas after washing. The best cleaning product is a neutral based cleaner or mild detergent.
- 16) Glass Hot Plates - Glass hotplates require a special product to be able to clean them properly without scratching them. The Lessor recommends a product called Cerapol which is available from Bunnings and most hardware stores. This product is a cream that is used on warm hot plates. When scrubbed using a paper towel this will remove any baked on grime without scratching the glass. Do not use a scourer to clean glass hotplates as they may damage the surface, any damage will be the responsibility of the Tenant.
- 17) The tenant acknowledges that the rent may increase to market value as determined by Rossen Real Estate after the expiry of the first six months of the tenancy agreement.
- 18) The tenant agrees and accepts that if debt collection is require to recover monies, all cost incurred will be borne by the tenant.
- 19) 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 sanitised if the Tenant(s) or visitors smoke inside the property.
- 20) 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 is 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.
- 21) The Tenant(s) is aware that the Agent will conduct routine inspections of the property six (6) weeks after the Tenant(s) have moved in and then every three (3) months. The Tenant(s) acknowledge that routine inspections of the property will be carried out and agrees to allow the Agent to use their duplicate keys for this purpose should it be necessary. Should the Agent deem the premises to be unsatisfactory at this time, the Tenant(s) will incur the costs of engaging a professional cleaner.
- 22) The Tenant(s) is aware that during routine inspections digital photos may be taken in relation to the property condition.
- 23) The Tenant(s) agree to reimburse the property owner the inspection fee for conducting a breach inspection. If the breach has been rectified, the fee of \$60+ gst will be waived.
- 24) 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).
- 25) The Tenant acknowledges that no posters, nails, stickers, screws, poster putty, blue tack, adhesive tape or fittings, are to be fixed onto the walls, doors, door frames, windows, cupboards, or any other surfaces.

# Part C – Annexure A – Special Conditions - Residential Tenancy Agreement

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## Termination of the lease

- 26) The Tenant(s) agrees to notify the owner's Agent in writing thirty (30) days prior, of their intention to either renew or to terminate the tenancy following the fixed term of this agreement. In the last twenty one (21) days of occupancy the Tenant(s) is required to allow access to the property to show prospective Tenant(s) at a time arranged by the Agent.
- 27) The Tenant(s) agrees upon vacation of the premises to a meter reading by the Water Authority and agrees to all charges pertaining to such if necessary.
- 28) Rent shall be calculated up to and including the date that all keys are returned to Rossen Real Estate.
- 29) The Tenant(s) shall at the time of delivering up possession of the premises, notify the Agent of: the address at which they intend to reside or their postal address, as per Residential Tenancies Act.
- 30) The Tenant(s) agrees upon vacation of the Premises, to have all carpets professionally cleaned (at the Tenants expense) by a contractor to be approved by the Agent and to supply to the Agent a receipt as evidence that the carpets have been cleaned.
- 31) In the case of pets at the property, it is a requirement that the property is professionally treated for fleas/infestation upon vacation, and to supply to the Agent a receipt that the treatment has been carried out inside and outside property even if outdoor pet only.
- 32) In the event that the Tenant(s) wish to terminate this agreement prior to its fixed term expiration date, the Tenant(s) agree to pay all rent and expenses to maintain the property pursuant to the lease until the property is re-let. The Tenant(s) will also reimburse the Owner all costs associated with the reletting of the property including but not limited to the owner letting fee, advertising costs, new tenant database inquiry fees, and final bond inspection fee.
- 33) The Tenant agrees to provide the lessor or the Lessor's property manager a certificate at the end of the tenancy, from a pool company stating the pool has been left in a hygienic condition and all equipment used by the tenant during the tenancy is in a properly treated condition. If the Tenant does not supply the Lessor a valid certificate the Lessor may seek damages from the Tenant for costs incurred in acquiring confirmation that the pool has been returned in a hygienic condition and all equipment used by the tenant during the tenancy has been returned in a properly treated condition.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

