

## Appendix A

### Tenancy Agreement

#### SPECIAL CONDITIONS

1. Your rent is due on or before the due date. Always contact the Lessor if you are unable to pay it by the due date, A TERMINATION NOTICE will automatically be issued should rental fall fourteen days in arrears. A warning will NOT be given prior to the Notice being issued.
2. Marks and stains on the carpet must be removed immediately before serious and permanent damage occurs. The tenant agrees to have the carpets professionally cleaned at the end of their tenancy, You will be required to supply a receipt upon returning keys.
3. The Oven and cooking surfaces are to be cleaned at the end of their tenancy.
4. Upon termination of this lease the tenant must leave the premises in a clean and tidy state, otherwise the cost of work carried out to restore the premises to a clean and tidy state, will be charged to the tenant.
5. The tenant agrees not to fit any extra hooks in the walls, ceilings or doors prior to receiving permission from the landlord.
6. We suggest that all tenants have contents insurance for their goods, as it is not covered by the landlord's insurance policy.
7. The tenant agrees that if keys or access cards are damaged, misplaced, lost or locked inside the premises and the Lessor is contacted to go to the property and open the premises, the tenant will pay \$50.00 call out fee to the Lessor or they may contact a locksmith for which the tenant will pay the cost.
8. If you are vacating, it is important that ALL SECURITY ACCESS CARDS and KEYS ARE RETURNED TO THE LESSOR in working condition.
9. The tenant has viewed the property and accepts the condition it is in.
10. Once each calendar month the tenant will test the operation of the smoke alarms (if applicable). If the tenant becomes aware the alarm is not operating they will notify the Lessor within 24 hours.
11. In accordance with the lease, any damage must be reported to the Lessor in writing immediately.
12. The tenant shall not sub-lease any facilities without the informed consent of the Lessor.
13. We carry out regular routine inspections of the property. You will receive oral or written notice.

I have read and agree to these conditions.

Signed by tenant(s): \_\_\_\_\_

Dated: \_\_\_\_\_