

## TENANT APPLICATION FORM

### PLEASE NOTE:

Option fee equal to the prescribed amount (as per page five of this application) is required in cash or EFT before this application will be processed.

OPTION FEE PAID: <input type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT PAID: \$	CASH / EFT
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PROPERTY ADDRESS: .....

### CONTACT DETAILS:

Home Phone:..... Mobile: ..... Work: .....

Total number of persons to occupy premises: Adults: .....

Children: ..... Ages: .....

### GENERAL INFORMATION (please circle):

Do you intend using a Water Bed at the property? YES / NO

Do you intend having any PETS at the property? YES / NO

If yes, what Breed/Type/Age of Pets: .....

Are any of the applicants/occupant's smokers? YES / NO

**Smoking is not allowed inside the home.**

Motor Vehicles: Not more than ..... vehicle/s will be parked on the premises at all times.

Car Make: Colour: ..... Reg No. ....

Car Make: Colour: ..... Reg No. ....

Car Make: Colour: ..... Reg No. ....

Do you intend applying for a Ministry of Housing Bond? YES / NO

If yes, which Branch: ..... Has this been organised: YES / NO

### SPECIAL CONDITIONS

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## 1<sup>ST</sup> APPLICANT

Name: ..... Date of Birth: .....  
(Surname) (Given Names)

**Present Address:** .....

Home Phone:..... Mobile: ..... Work: .....

E-mail Address: .....

### Photocopy of the attached document/s required:

Driver's Licence No.

Passport or other ID.

Written References if possible

## RENTAL REFERENCE

1. Name of current Agent/Owner: .....  
Address of current rental Property: .....  
Owner/Agents Phone Number: ..... Contact Name: .....  
Current Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Leaving: .....

2. Name of previous Agent/Owner: .....  
Address of Previous Property: .....  
Previous Owner/Agent Phone Number: ..... Contact Name: .....  
Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Vacating: .....

## WORK REFERENCE

1. Your Occupation: ..... Company Employed with: .....  
Contact Name/Position of Referee: ..... / .....  
Phone Number of Referee: ..... Employment Period: .....  
Net Income: ..... per week/fortnight/month/per annum (Circle)

2. Previous Employer (*If less than 12 months*).....  
Occupation: ..... Contact Name/Phone Number: .....  
Employment Period: .....

**Note:** If self-employed, statements of income will be required.

## CONTACT IN CASE OF AN EMERGENCY (must be someone other than applicant 2 or 3)

Name & Address: .....  
.....

Phone Number: ..... Relationship to Applicant: .....

## 2<sup>ND</sup> APPLICANT

Name: ..... Date of Birth: .....  
(Surname) (Given Names)

**Present Address:** .....

Home Phone:..... Mobile: ..... Work: .....

E-mail Address: .....

### **Photocopy of the attached document/s required:**

Driver's Licence No.

Passport OR other ID.

Written References if possible.

## **RENTAL REFERENCE**

1. Name of current Agent/Owner: .....  
Address of current rental Property: .....  
Owner/Agents Phone Number: ..... Contact Name: .....  
Current Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Leaving: .....
2. Name of previous Agent/Owner: .....  
Address of Previous Property: .....  
Previous Owner/Agent Phone Number: ..... Contact Name: .....  
Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Vacating: .....

## **WORK REFERENCE**

1. Your Occupation: ..... Company Employed with: .....  
Contact Name/Position of Referee: ..... / .....  
Phone Number of Referee: ..... Employment Period: .....  
Net Income: ..... per week/fortnight/month/per annum (Circle)
2. Previous Employer (*If less than 12 months*).....  
Occupation: ..... Contact Name/Phone Number: .....  
Employment Period: .....

**Note:** If self-employed, statements of income will be required.

## **CONTACT IN CASE OF AN EMERGENCY (must be someone other than applicant 1 or 3)**

Name & Address: .....  
.....

Phone Number: ..... Relationship to Applicant: .....

### 3<sup>RD</sup> APPLICANT

Name: ..... Date of Birth: .....  
(Surname) (Given Names)

Present Address: .....

Home Phone:..... Mobile: ..... Work: .....

E-mail Address: .....

#### Photocopy of the attached document/s required:

Driver's Licence No.

Passport or other ID.

Written References if possible.

### RENTAL REFERENCE

1. Name of current Agent/Owner: .....  
Address of current rental Property: .....  
Owner/Agents Phone Number: ..... Contact Name: .....  
Current Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Leaving: .....

2. Name of previous Agent/Owner: .....  
Address of Previous Property: .....  
Previous Owner/Agent Phone Number: ..... Contact Name: .....  
Rent Paid: \$ ..... Period Rented: .....  
Reason/s for Vacating: .....

### WORK REFERENCE

1. Your Occupation: ..... Company Employed with: .....  
Contact Name/Position of Referee: ..... / .....  
Phone Number of Referee: ..... Employment Period: .....  
Net Income: ..... per week/fortnight/month/per annum (Circle)

2. Previous Employer (*If less than 12 months*).....  
Occupation: ..... Contact Name/Phone Number: .....  
Employment Period: .....

**Note:** If self-employed, statements of income will be required.

### CONTACT IN CASE OF AN EMERGENCY (must be someone other than applicant 1 or 2)

Name & Address: .....  
.....

Phone Number: ..... Relationship to Applicant: .....

## OPTION FEES

- An option fee is a sum of money payable by an applicant to a lessor or their property manager when lodging a rental application. This fee is required upon lodgement of your application or your application will not be processed.
- If you are successful, then your option fee will be credited towards your first rental payment.
- Your option fee will be returned to you within seven (7) days of your application being unsuccessful. Your monies will be returned via electronic funds transfer (EFT).
- If you decide not to rent the property after being offered the tenancy, the full option fee may be forfeited.

### Amount Payable:

Where the weekly rent under the residential tenancy agreement is \$500 or less	\$50
Where the weekly rent under the residential tenancy agreement exceeds \$500	\$100
UNLESS	
Where the weekly rent under the residential tenancy agreement is \$1200 or more	\$1,200

**Property Address:** .....

**Fee paid: \$** ..... **Date:** .....

### Applicant Account Details for Return of Option Fee (if unsuccessful)

Please note - monies will only be deposited into one nominated account.

<b>Account Name:</b>			
<b>BSB:</b>	-	<b>Account Number:</b>	

### SIGNED BY APPLICANTS

Name (App 1): .....

Applicants Signature: ..... Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Name (App 2): .....

Applicants Signature: ..... Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Name (App 3): .....

Applicants Signature: ..... Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

### FOR OFFICE USE

Date Returned: ..... Staff Initial: .....

## TENANCY DATABASE DISCLOSURE

Residential tenancy databases are often used by lessors (landlords) and property managers to check an applicant's tenancy history and improve their chances of finding a reliable tenant. Under the *Residential Tenancies Act 1987*, lessors and property managers must provide written notice to prospective tenants about the residential tenancy databases that they use. The database we use is:

**National Tenancy Database:** 1300 563 826

**Email:** [info@tenancydatabase.com.au](mailto:info@tenancydatabase.com.au)

**Website:** [www.tenancydatabase.com.au](http://www.tenancydatabase.com.au)

If we discover personal information about you on a tenancy database during the application process, we will advise you within 7 days of using the database.

## APPLICANTS DISCLOSURE

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of the owner/ landlord. I declare that all information contained in this application is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal Information from:

The owner or the Agent of my current or previous residence;

My personal referees and employer/s;

Any record listing or database of defaults by tenants such as National Tenancy Database for the purpose of checking your tenancy history;

I am aware that I may access my personal information from the Database Operator used by the Property Manager's of the Johnson Property Group by contacting:

**National Tenancy Database:** 1300 563 826

**Email:** [info@tenancydatabase.com.au](mailto:info@tenancydatabase.com.au)

**Website:** [www.tenancydatabase.com.au](http://www.tenancydatabase.com.au)

If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/ landlords of properties I may apply for in the future.

I am aware that the Agent will use and disclose my personal information in order to:

- communicate with the owner and select a tenant
- prepare lease/tenancy documents
- allow tradespeople or equivalent organisations to contact me
- lodge/claim/transfer to/from a Bond Authority
- refer to Tribunals/Courts & Statutory Authorities (where applicable)
- refer to collection agents/lawyers (where applicable)
- complete a credit check with NTD (National Tenancies Database)

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises.

Name (App 1): \_\_\_\_\_

Applicants Signature: \_\_\_\_\_

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

Name (App 2): \_\_\_\_\_

Applicants Signature: \_\_\_\_\_

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

Name (App 3): \_\_\_\_\_

Applicants Signature: \_\_\_\_\_

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

**IMPORTANT – Read carefully and sign that you understand these conditions.**

- I/We understand that the Lessors insurance does not cover Tenants contents. It is my/our responsibility to take out contents insurance for my/our own possessions.
- I/We understand that we are to open both Electricity and Gas accounts in my/our own name/s if the property is separately metered.
- I/We understand that should we be liable for water consumption, this will be invoiced by the Johnson Property Group and a copy of the original invoice will be sent to me.
- I/We agree that for the purposes of this application, the Managing Agent will conduct reference checks.
- I/We agree to provide 30 days written notice to the Owner's Agent prior to the **expiration** of this tenancy, as per Section 68 of the 1987 Residential Tenancies Act.
- I/We understand that possession of the property will not be granted until the application has been approved and all bond and rent monies have been paid.
- I/We understand that withdrawal from this application after acceptance will result in the forfeiture of the Option Fee.
- I/We confirm that we are over 16 years of age, not bankrupt and declare that the information in this document is true and correct.
- I/We have inspected the above-mentioned premises and wish to make an application for the property in the condition as viewed.
- I/We understand that the Agent will carry out all **inspections** at a reasonable time between normal business hours of 8.30am & 5pm. A letter will be sent no less than 7 days and no greater than 14 days advising of the inspection date and whether it will be a morning or afternoon appointment. Should you not be present, the office key will be used.

PERIOD OF: ..... FROM: ..... TO: .....

RENTAL OF: \$..... per week

**I/WE AGREE TO PAY**

Security Bond	\$.....
Pet Bond (if applicable)	\$.....
2 Weeks rent in advance	\$.....
TOTAL DUE	\$.....
Less Option Fee	\$.....
BALANCE OWING	\$.....

I/We have read, understood and hereby accept the conditions of entering into this application and subsequent Lease Agreement with Johnson Property Group as outlined above.

1<sup>st</sup> Applicants Signature: ..... Date: .....

2<sup>nd</sup> Applicants Signature: ..... Date: .....

3<sup>rd</sup> Applicants Signature: ..... Date: .....

Agents Signature of Acceptance: ..... Date: .....

## SPECIAL CONDITIONS UPON SIGNING OF THE LEASE AGREEMENT

<b>Lease</b>	The Owner leases to the Tenant who accepts the Lease of the premises for use as a private dwelling to be occupied by not more than the number of persons referred to in Part A of the Lease Agreement.
<b>Water Consumption</b>	The Tenants are aware that they will be liable for all water consumed at the property and shall reimburse the Owner for all as applicable within the allocated payment term. Upon vacating or termination of the tenancy agreement, the Water Corporation will conduct a special reading of the meter, the tenant agrees to pay the costs associated with this special meter reading which will be deducted from their security bond along with any water consumption due.
<b>Telephone</b>	The Owner makes no representations about the availability of telephone or internet lines or such services including Foxtel to the Premises. The tenant must make their own enquiries. The tenant is allowed to have cabling and lines installed provided no damage is done to the premises in the installation or removal of such infrastructure and the tenant is liable for all costs associated. Any cabling or lines left at the premises at the end of the tenancy will require the Owner's consent and will become the property of the Owner.
<b>Security Bond</b>	<p>The Tenant shall deposit with the Agent, a security bond to secure the Tenant's compliance with this Lease and as security to compensate the Owner for any breach or default by the Tenant including but not limited to, any charges for electricity, gas, water consumption and costs of any repairs to the Premises or chattels arising out of damage or neglect by the Tenant, the Tenant's visitors, or people associated with the Tenant or for any other monies owing by the Tenant to Owner.</p> <p>The Tenant acknowledges that the Security Bond is held with the Department of Commerce and the release paperwork will not be signed until the Final Inspection has been carried out, all keys are returned for the Premises and the property is found to be in the same condition as the Property Condition Report.</p> <p>The Tenant also understands that should a rent increase apply during the term of the tenancy, the Security Bond will also be increased to be equivalent to exactly 4 (four) weeks rent.</p>
<b>Pets</b>	<p>The Tenant shall not keep any animal, bird, fish or reptile at the Premises without prior written consent of the Owner. The Tenant shall not keep any restricted breeds of dogs as prescribed in Dog Regulations 2013 (Restricted Breeds) namely: Dogo Argentino (Argentinian Fighting Dog); Fila Brasileiro (Brazilian Fighting Dog); Japanese Tosa; American Pit Bull Terrier; Pit Bull Terrier; perro de presa Canario or presa Canario (Canary Mastiff) or any mixed dog containing these breeds without prior written consent of the Owner.</p> <p>If the Owner permits the Tenant to keep pets at the Premises, the Tenant is aware that a Pet Security Bond shall be deposited to the Owner's Agent of not more than \$260.00. This Pet Bond may be applied to the costs of fumigation of the Premises upon the Tenants vacating.</p>
<b>Smoking</b>	Smoking is prohibited inside the Premises by the Tenant, the Tenants visitors or by any people associated with the Tenant.
<b>Strata Company</b>	The Tenant agrees to comply with all the rules, regulations and by-laws governing the use of the Premises and the common areas issued by the Owner, the Strata Company or the Strata Council.



<b>Light Globes</b>	The Tenant agrees to replace all broken light globes and fluorescent tubes (within reason) to ensure that they are in good working order.
<b>Property Condition Report</b>	The Property Condition Report and or Inventory Report (for furnished properties) shall be conclusive evidence of the accuracy of the description of the Premises and it's contents for this lease and any extension, renewal or continuation of this Lease. The Property Condition Report will be provided to you within 7 (seven) days of your lease signing.
<b>Cleaning &amp; Pests</b>	The Tenant shall keep the Premises in a clean and sanitary condition and free from dirt, oil, grease, insects and vermin. The Tenant is responsible for the eradication of insects and or vermin infestations caused by the Tenant's activities or lack of cleanliness.
<b>Chattel Conditions</b>	The Tenant agrees to keep all floors, floor coverings (including the use of protective felt or furniture cups on timber floors), skirting boards, walls, ceilings, windows (including glass), window treatments, doors (including glass), light fittings, fixtures and fittings, and inventory in the same condition as they were in at the commencement of the tenancy and in accordance with the Property Condition Report (fair wear and tear excepted). The Tenant also agrees not to iron directly onto any flooring or bench tops and agrees not to place any hot objects directly onto any surfaces (ie. Bench tops). The Tenant also acknowledges to take care with glass and stainless steel surfaces to avoid scratching and damaging.
<b>Ventilation</b>	The Tenant agrees to ventilate all rooms adequately to prevent the build-up of mould, mildew and or condensation.
<b>Damage &amp; Repairs</b>	The Tenant shall pay for any damage or repairs that arise from or are attributable to an act or omission by the Tenant, the Tenant's visitors or people associated with the Tenant. The Tenant agrees to report all damage and disrepair to the Premises within 3 (three) working days of the same occurring. Failure to do so will render the Tenant liable for all costs incurred by the Owner as a result of failing to report the damage or disrepair.
<b>Gardens &amp; Lawns</b>	The Tenant agrees to maintain the gardens, lawns, lawn edges, hedges, shrubs, plants and trees in the same condition as at the commencement of this Lease and as evidence by the Property Condition Report. The Tenant agrees to water and fertilise regularly and adequately, to keep all the grounds free of rubbish and weeds, top-dress lawns when applicable and not to remove, severely prune or dispose of any plants, shrubs, hedges, bushes or trees without prior written consent of the Owner throughout the tenancy.
<b>Reticulation</b>	The Tenant agrees to test the reticulation on a regular basis (where applicable) to ensure all parts are in good working order and that all plants and lawns are receiving adequate and proper coverage, this includes replacing sprinkler heads if necessary. If the reticulation is fitted with a battery, the Tenants are aware that this will need to be changed by the Tenant every 12 (twelve) months. Any damage caused to the reticulation by the Tenants, the Tenants visitors or people associated with the Tenant (ie. Parking on lawns) will be the responsibility of the Tenant. Damage and or faults are to be reported to the Owner's Agent as soon as practicable.
<b>Water Days</b>	The Tenant agrees to ensure that the reticulation (if applicable) is set and operates in accordance with the set watering days as per the Water Corporations Roster and Guidelines. Any fines incurred as a result of non-compliance will be payable by the Tenant.

<b>Water Beds, Aquariums, Temporary Swimming Pools &amp; Spas</b>	<p>The Tenant shall not without the Owner's prior written permission, install any water bed, aquarium, swimming pool or spa on the Premises. If written permission is granted, the Tenant is liable for the costs of any damage caused to the Premises including as a result of the escape of water to the Owner's fixtures, fittings, furniture and or chattels. If permission is granted for a swimming pool or spa to be temporarily placed at the premises, the Tenant is aware that they will be liable for replacement of the lawn or maintenance of the lawn as evidenced in the Property Condition Report as well as abiding by all legal requirements associated with the pool and or spa. The Tenant is liable to install and maintain all fencing as required under the provisions of the Building Act 2011 (WA) (the Act), the Building Regulations 2012 (WA) (the Regulations) and Australian Standards AS 1926.1-1993 Part 1: Fencing for swimming pools (incorporating Amendment No. 1 only) (The Standard).</p>
<b>Permanent Swimming Pools</b>	<p>If the Premises includes a swimming pool or spa, the Tenant agrees to maintain the pool and or spa and any associated equipment in a properly treated and clean condition and to observe all legal requirements during the period of the tenancy. The Tenant agrees not to drain the pool without prior written consent of the Owner.</p> <p>Upon vacating, the Tenant agrees to return the swimming pool, spa and all equipment a condition as comparable with that at the commencement of the lease and as stated in the Property Condition Report. The Tenant agrees to secure all portable equipment in a locked area on the Premises when the Premises has been vacated. The Tenant agrees to provide the Owner with a certificate/invoice from a professional pool operator stating that the pool, spa and all of its apparatus/equipment, including the filter, are in good working order and are in a hygienic safe condition at the end of this Lease.</p>
<b>Insurance</b>	<p>The Tenant shall not do or permit anything to be done or bring onto or keep on the Premises anything which may invalidate or prejudice the conditions of any insurance policies relating to the Premises or cause increase to premiums payable.</p> <p>If the Owner elects to claim on the Owner's Insurance Policy for any damage that arises or is attributable to an act or omission by the Tenant, the Tenant's visitors or people associated with the Tenant, and the Owner is successful, the Tenant may be required to pay the "excess" to the Owner. The Tenant acknowledges that damages caused by a water bed or replacement of locks due to be stolen, lost or missing is not normally covered by insurance.</p>
<b>Alterations to the Premises</b>	<p>The Tenant shall not make any alterations or additions to the Premises or to alter any fixtures or fittings, furniture or chattels, or place any sign on, or paint the Premises, use blue-tac or any other adhesive material, or drive any nails or screws into or deface any part of the Premises without the prior written consent of the Owner.</p>
<b>Default &amp; Break Lease</b>	<p>If the Tenant wrongfully terminates this Lease before the end of the tenancy period or otherwise breaches the Lease, then the Tenant must pay damages and losses to the Owner that the Owner reasonably suffers or will suffer as a result. The Owner must endeavour to minimise these damages and losses. The Tenant will be responsible for all rent and outgoings until the property is re-let or up until the expiry of the Lease, whichever occurs first. Shortfall of the leasing fee is payable to the Owner on the Tenants first Fixed Term Lease and any costs associated with advertising the property.</p>
<b>Indemnify the Owner</b>	<p>The Tenant agrees to indemnify the Owner against any loss sustained by the Owner or any sum the Owner might at any time be liable to pay, as a result of damage to the Premises or any furniture or chattels</p>

belonging to the Owner or in relation to property damage or personal injury, or any other matter whatsoever, arising from any negligent act or omission on the part of the Tenant or anyone visiting the Tenant at the Premises from time to time.

#### **Inspections**

If the Tenant is not present at the date specified in the notice for the inspection, the Tenant agrees that the Owner or Agent may enter the Premises. For the purposes of a routine inspection, the initial inspection will be conducted at approximately 6 (six) weeks after the commencement of the tenancy and every 3 (three) months thereafter.

The Tenant is aware that digital photographs will be taken during the course of routine inspections for the sole purpose of outlining the condition of the Premises.

#### **Keys**

The Owner shall supply the Tenant with 2 (two) sets of Keys to the Premises. Should the Tenant require additional Keys, then any associated costs will be at the Tenants expense. Should the Tenant lose possession of the Keys, then the Tenant shall be responsible for all costs and expenses associated with replacing all Keys or Locks or gaining access to the Premises. The Tenant is not permitted to change any handle or lock (including bedroom doors) without prior written consent of the Owner. Where permission is granted, the Tenant agrees to provide the Owner's Agent with a full set of Keys to the Premises within 3 (three) working days at the Tenants cost. If the Tenant is unable to supply the Agent with all the Keys to the Premises, then the Tenant agrees to pay the Owner all associated costs involved with replacing the Keys including changing the locks.

#### **Alarms**

The Tenant is not permitted to change the code to the security alarm system without prior written consent of the Owner. Should permission be granted, then the Tenant is to notify the Agent immediately of the new alarm code.

#### **Holding Over**

If the Tenant with the prior consent of the Owner, remains in possession of the Premises after the expiration of the Fixed Term Lease, then the Tenant shall remain as a Periodic Tenant at a rent stipulated but shall otherwise be on the same terms and conditions as this Lease.

#### **End of Lease**

The Tenant agrees at the end of their tenancy to return the Premises to a condition as comparable with that at the commencement of the Lease and as stated in the Property Condition Report less fair wear & tear. The Owner may claim as damages, costs and expenses incurred or likely to be incurred as a result of any differences from the Property Condition Report that are a result of a breach of the Tenants in this Lease and not considered to be fair wear and tear. The Tenant acknowledges that they have the right to be present at the Final Inspection and has the right to rectify any discrepancies within a reasonable time frame once provided with a copy of the exiting Property Condition Report and Final Inspection Notes. Contractors will be organised by the Agent should any discrepancies remain unattended after the expiry of the reasonable time period.

#### **Movement of Furniture & Chattels**

The Tenant agrees at the end of this Lease to replace all fixtures, furniture, chattels, household effects and other items described in the Inventory List or Property Condition Report to their original positions as set out in these reports.

#### **Carpet Cleaning**

Upon vacating, the Tenant agrees to have all carpets professionally cleaned (at their expense) by a contractor to be approved by the Owner's Agent. The Tenant is to supply the Agent with a receipt as evidence. Should the cleanliness not be to a satisfactory condition, the Tenant acknowledges that the Agent will arrange for the carpets to be

re-cleaned by a contractor specified by the Agent or the Owner at the expense of the Tenant.

**Soft Furnishings** The Tenant agrees upon vacating to have all soft furnishings which are included in the Inventory of the property, professionally cleaned (at their expense) by a contractor to be approved by the Agent. The Tenant is to supply the Agent with a receipt as evidence. Should the cleanliness not be to a satisfactory condition, the Tenant acknowledges that the Agent will arrange for the soft furnishings to be re-cleaned by a contractor specified by the Agent or the Owner at the expense of the Tenant.

**Issuing Contractors** The tenants are aware that if they request a contractor to attend the property and no fault is found, or the fault has been caused as a direct act from the tenant or the tenants visitors, the tenant will be liable for the full cost of the contractors invoice.

**Air Conditioners** The tenants are aware that if the home is fitted with wall a mounted split system air conditioner, the tenant must clean the filter pads twice a year to ensure good operation of the unit. If the air conditioning unit is found to have a fault as a result of the filters not being cleaned, the tenant will be liable for any costs associated with repair.

**Car Parking Areas** The Tenant agrees to use drip trays in garages, carports or areas where cars may be parked to prevent oil stains occurring. Should oil stains occur that are not in accordance with the Property Condition Report, the Tenant will be liable for any costs associated with removing the oil stains.

1<sup>st</sup> Applicants Signature: ..... Date: .....

2<sup>nd</sup> Applicants Signature: ..... Date: .....

3<sup>rd</sup> Applicants Signature: ..... Date: .....