

Lease Agreement Extra Terms & Conditions

1. No extra hook or blue-tac to be placed on the walls
2. No pot plants to be placed on the carpets
3. Carpets/rugs are to be professionally steam cleaned at the end of the tenancy
4. Tenants are required to leave the property clean and tidy at the end of tenancy. If the cleaning does not meet the required standard of the agent, the agent reserves the right to contract professional cleaners to perform cleaning to meet the required standard at the expense of the tenant.
5. Any extraneous items left behind at the end of the tenancy that are not included on the agreement will be removed at the expense of the tenant.
6. At the end of the tenancy, once notice to leave has been given, the tenants agree to let prospective tenants with a property manager, to view the property 14 days prior to end of lease
7. Rent payments are to be made in full weekly amounts and not by way of fractions or parts of weekly amounts.
8. If the tenant becomes aware that a smoke alarm in the dwelling has failed or is about to fail other than the battery is flat or almost flat the tenant must advise the lessor or the agent as soon as possible.
9. The tenant must test and clean each smoke alarm in the dwelling at least once every 12 months.
10. The new laws make it an offence to remove a smoke alarm, remove a battery from a smoke alarm or do anything that would interfere with the effectiveness of a smoke alarm.
11. The tenant must replace each battery that is flat or almost flat.
12. If keys are lost or not returned upon vacating then the cost to have the keys replaced or locks changed will be borne by the tenants. The property will not be deemed vacant (rent still payable) until the locks or keys are returned or replaced.
13. Should the tenants break their lease, a break lease fee equal to one weeks rent + GST will be applicable.
14. The tenants accept that the changing of the light bulbs is their responsibility.