

1. The tenant acknowledges and agrees to **report all maintenance** items to the agent in writing (preferably email), with the exception of emergency repairs.
2. The tenant acknowledges carpet in the premises has been commercially cleaned at the commencement of the tenancy and agrees to have the carpets commercially cleaned by an professional carpet cleaner nominated by the agent on the expiry of the tenancy term and/or on such occasions during the term of the tenancy should the Agent consider the condition of the carpets to warrant such cleaning.
3. Should the tenancy exceed a twelve month period, it is recommended that any carpets at the property are to be professionally cleaned annually in order reduce general deterioration and wear.
4. The tenant agrees to protect timber floors from damage by the use of protective pads being applied to the legs of all furniture (if applicable).
5. The owner/owner's agent reserves the right to engage the services of a gardener to attend to the lawns and gardens at the tenant's expense should the tenant fail to maintain the gardens, lawns, lawn edges, hedges, shrubs and trees in the same condition as at the commencement of the Lease as evidenced in the Property Condition Report.
6. Should there be reticulation at the property, the tenant accepts responsibility for the general upkeep of the system including keeping the reticulation outlets free from sand, roots and debris. Broken reticulation heads/outlets are the responsibility of the tenant and are to be replaced by the tenant at the tenant's expense. Should at any time the system not be operational, the tenant is to report the fault to the owner/agent and the tenant is responsible to ensure the gardens and/or lawns receive sufficient water until the system is operational.
- 8 The tenant is aware of the current scheme water restrictions in place and agrees to ensure all watering undertaken complies with such water restrictions. Should the tenant fail to comply with such water restrictions, resulting in a fine from the appropriate authority; such fine is to be borne by the tenant.
- 9 Tenant acknowledges that sticky-tape, blu-tack or any other form of adhesive is not to be used on any of the painted surfaces in order to prevent damage. The tenant acknowledges that any damaged caused to the painted surfaces will need to be rectified to a professional standard, the cost of which is to be borne by the tenant.
- 10 Should the tenancy exceed an eighteen month period, it is recommended that blinds and or window treatments are professionally cleaned.
- 11 The tenant acknowledges that in the event of a breach of this lease agreement, Pure Leasing Central may use the details provided on the application form to locate the tenant, this may include contacting Next of Kin, Work contacts and any other contact information provided on the application form.
- 12 The tenant acknowledges and accepts that all personal effects/belongings are to be insured by the tenant at the tenant's expense. The tenant acknowledges that the owners insurance does not cover any of the tenant's belongings.
- 13 The tenant acknowledges and agrees rooms are to be aired sufficiently to prevent mildew and mould appearing.

- 14 The tenant is aware that all appliances, including dishwasher, washing machine, tumble dryer and safely accessible air-conditioning filters are to be cleaned on a regular basis in accordance with the manufacturers' instructions.
- 15 If the tenant terminates this lease before the end of the tenancy, the tenant acknowledges that they will be responsible for outgoings including rent and expenses incurred by the owner in re-letting the property.
- 16 Rent shall be calculated up to and including the date that all key and/or remote controls/access swipe cards are returned to Pure Leasing Central. The cost of changing of the locks and provision of remote controls/access swipe cards to the property should same be re-let and the tenant has failed to return the keys and/or remote control/swipe access cards shall be borne by the tenant.
- 17 The tenant acknowledges in the event that he/she should be locked out of the property, the tenant will call a locksmith to gain access to the property, the cost of which is to be borne by tenant.
- 18 The tenant agrees to keep drip tray/s on the garage/carport floor to prevent oil staining and to reimburse the owner any cost incurred to remove oil stains evident on the floor at the expiry of the lease providing those stains were not noted on the original property condition report.
- 19 The tenant agrees to remove all rubbish and unwanted goods upon vacating the property and any costs incurred as a result of unwanted goods being left on the property will be borne by the tenant. This includes the placing of Council bins out for collection.
- 20 The tenant acknowledges and accepts that in the event of a breach of the tenancy agreement by the tenant, items of personal information contained in the tenants application form may be recorded in a tenancy database by or on behalf of the owners/managing agent and may be disclosed in connection with other residential tenancy applications by the tenant.