

Tenant :

Property:

- Full lease perused and discussed, terms and conditions explained. Residential Tenancies Authority Green booklet received
- Procedures concerning additional occupants residing in the home
- Pets – are pets allowed and the need to apply for permission
- rentalswest.com.au Office hours explained
- Methods of rent payment (account details or deposit book) dishonored cheque and tracing fees
- Entry Condition report (what it is for; when it must be returned)
- Emergency Repairs - Definition of an Emergency and whom to contact and where to find contact details.
- Procedures concerning General repairs and maintenance - **MUST BE REPORTED IN WRITING** - Report any problem as soon as noted
- Breaking a lease - costs and process
- Insurance, no parking on grass and connecting of electricity
- Bond equal to 4 weeks rent to be received **as cleared funds** by rentalswest.com.au by no later than lease start date
- Property inspections (when they will occur; the process)
- Vacating the premises (the procedure)
- Broken leases- the costs and procedure
- Charges for all water usage or excessive water usage to be paid within 30 days of being invoiced for such usage
- Contents Insurance
- The need to mow, **weed** and edge gardens regularly. Watering only in accordance with Council Regulations
- Care of pools, air-conditioners and dishwashers
- Requirements with regards to cleaning, testing and changing flat batteries and reporting malfunctioning smoke detectors
- All original keys issued to be returned at end of tenancy or locks are changed
- Garage and aircon remotes- consequences of not returning all remotes

I / We acknowledge that procedures, rights and responsibilities as outlined herein have been clearly explained

Signed..... Date