

ADDITIONAL CLAUSES TO TENANCY APPLICATION



RE PROPERTY AT: _____

TENANCY

Our tenancies run 12 noon to 12 noon. Keys may be picked up from our office on the commencement day of the tenancy.

PAYMENTS

We request that all rent payments are made by Automatic Payments. Your next rent is due on or before **and agree to keep rent paid in advance at all times.**

BONDS

On termination of tenancy – final rent will not be deducted from Bond.

COLLECTION COST

The tenant agrees that in the event that any Tribunal, court or collection fees payable as a result of any default in this tenancy, the tenant will be liable for those fees and charges.

MAINTENANCE

The tenant shall replace all glass, windows, mirrors for intentional damage or careless damage but not general wear and tear, light bulbs, fuses, tap washers in the premises as they wear out, or are broken.

VENTILATION

The tenant shall ensure that the premises receives adequate ventilation and is responsible for the prevention and removal of mould and mildew if and when it occurs.

QUIET ENJOYMENT:

In consideration of the right to neighbouring home dwellers to the quiet enjoyment of their own properties. Loud music, parties and any excess noise will not be tolerated by the landlord and could result in the termination of the tenancy.

Contact Noise Control directly if you have any problems with neighbour noise.

VEHICLES

No immobile/unwarranted/unregistered/dismantled vehicles to be parked on the property. Nor will any car restoration/dismantling work other than minor maintenance be carried out on the property.

PICTURE HOOKS

Only picture hooks to be used. No blue tac, screws, cellotape or other damaging material be used on any walls, doors or ceilings in the premises.

SMOKERS

The tenant and or their visitors **do not have permission** of the Landlord to smoke inside the premises.

CARPETS

The Tenant hereby agrees that all carpets will be commercially cleaned at the tenants cost upon termination of their tenancy. If this is not complied with the Landlord has the right to arrange for the cleaning to be carried out and the cost deducted from the tenants Bond.

DRAINS AND PESTS

The Tenant shall keep all drains, water pipes and sinks free of obstruction and shall keep the premises pest free and shall compensate the Landlord for any drain clearing (due to misuse) fumigation of pests as may be necessary.

Where a wastemaster is provided only small amounts of food at one time should be put down in intervals with cold water running before the unit is turned on. No onion skins, egg shells, tea bags, coffee grinds, cigarette butts, banana skins or bones down the unit.

REMOTES AND SWIPE CARDS

Tenant responsible for the replacement of lost or damaged remotes and/or swipe cards.

CHIMNEY

Check all chimneys and flues prior to first use.

POOLS

Daily Care: Ensure pool water level is kept half way up the skimmer mouth (white square box on the side of the pool) to be topped up with the garden hose.

Weekly Care: Clean Skimmer basket.

General Care: Use on recognized pool toys. No animals or sharp objects in pool. Pool utensils used only to clean pool. Any fault or problem must be reported immediately to owners representative.

INSPECTIONS

A. The Tenant acknowledges that they have been notified that an initial inspection will be done by Property Link Groups Ltd within one month and have received an inspection form. The tenant is requested to be present at this inspection.

B. Three or Six monthly inspections are completed by the Tenant Manager who will contact via letter regarding appointments. These inspections will be done between the hours 9am to 5pm Monday to Friday only.

Acknowledgement: I/We acknowledge that this Tenancy Agreement has been explained fully and that you are fully aware of all your responsibilities as a tenant.

.....
Property Link Groups Ltd

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Date

.....
Tenant

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Date

TENANTS please note:

By entering into this agreement you agree that your personal details, and an assessment regarding your fulfilment of basic tenant responsibilities (i.e. pay the rent, keep the dwelling and grounds tidy, be considerate of neighbours, leave the dwelling and grounds tidy) may be added to a internet based tenant website, accessible by members (comprising of other landlords) on a subscription basis. This assessment can only be used for the purpose of evaluating you for future tenancies. A tenants address details may be added to the site to assist other landlords in locating former tenants. Under the Privacy Act 1993 you have the right to see the information held about you by any credit bureau or tenant database, and to correct it in accordance with the Privacy Act. If you wish to view any information we hold about you, send your request to: Tenant Net, P O Box 12128, Rotorua.

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Landlord

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Date

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Tenant

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Date

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Tenant

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GENERAL INFORMATION

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| Emergency | Fire • Police • Ambulance | 111 |
| Telecom | Customer Service | 123 |
| | Directory | 018 |
| | Faults | 120 |
| | Operator – National | 010 |
| | Operator International | 0170 |
| On Energy | Customer Service | 0800 521 212 |
| | Faults and Emergencies | 0800 491 212 |
| Contact Energy (Gas) | Customer Service | 0800 809 000 |
| Mercury Energy | Customer Service | 580 4000 |
| Papakura District Council | | 295 1300 |
| | Noise Control | 360 0750 |
| | | 262 5104 |
| Manukau City Council | | 373 4470 |
| | Noise Control | 237 1300 |
| Franklin District Council | | 237 1300 |
| | After Hours | 238 3052 |

Please Note:

It is the tenant's responsibility to have power connected prior to commencement of tenancy.