

SPECIAL CONDITIONS

1. Take note that when your offer of tenancy is accepted by the Landlord, that a binding contract exists and as such, you warrant that you will have available all the funding by possession date.
2. The Tenant agrees not to affix any bluetac, cellotape, nails etc. into the interior walls. The use of picture hooks must be agreed with the Landlord.
3. The Tenants agree to mow or have mown the lawns of the property with a mower and a catcher. The gardens and the garden edges are to be maintained regularly by weeding, pruning, and trimming. Garden compost may be stored on the section in a designated area, but removed from the section on vacating. Failure to maintain the lawns and gardens will result in the Landlords issuing a 10 day notice to remedy any problems and then make an application to the tenancy tribunal before engaging a contractor to remedy the work.
4. The tenants must maintain the premises in a reasonably clean and tidy condition. If the tenants fail to do so, the Landlord shall pursue their rights through the Tenancy Tribunal. The effects of this could be that the tenancy Tribunal orders professional cleaning of the carpets.
5. A fee shall be charged for the non return of the properties key promptly on an account basis. Promptly being within one day of vacating the property.
6. Tenants agree that on vacating the property the tenants shall clean the entire interior of the home. Areas of special concern are the bathroom, toilet, kitchen and stove. Failure to adequately clean the home shall result in contractors being engaged to remedy the matter at the Tenants expense and an application being made to the Tenancy Tribunal.
7. For the purpose of showing the premises to prospective tenants the landlord, may with the prior consent of the tenant (which shall not be unreasonably withheld) and subject to reasonable conditions as the tenant may attach to that consent to enter the premises at any reasonable time.
8. The Tenants agree to give 21 days notice in writing to the Landlord when they wish to vacate or at the completion of a fixed term tenancy if they wish to vacate or renew for another period. **PLEASE NOTE:** Notice does not begin until date received by office.

I offer to rent the premises on
these terms and conditions

Accepted by or on behalf of
the owner
