

ANNEXURE 'A'

This Annexure marked "A" forms part of the Residential Tenancy Agreement between (TENANT NAME), tenant/s and Mahaca Pty Ltd T/A Peter Campbell Realty ACN 55 009 890 555 acting as Lessor's Agent for (OWNERS NAME)

It is hereby agreed that an offer of a new lease will be made prior to the end of this lease to commence the day after expiry and such lease may or may not include and increase of rent and should the tenant wish to remain on a periodic lease for any period of time after the expiry, they acknowledge that any rent increase will apply.

1. Only permitted occupants as stated in the special conditions of this agreement shall reside at the property. The lessor's agent must be notified if other parties wish to take up occupancy for a continuous period of more than 21 days, in which case an application form will need to be completed and presented to the lessor's agent for processing before approval for occupancy can be granted.
2. The tenant/s acknowledge that it is their responsibility to take out personal contents Insurance, and to advise the Lessor's agent of any change of phone numbers.
3. All rent must be paid in advance as stated in Clause 9 of the General Tenancy Agreement. If at any time a cheque payment of rent is dishonoured, the approved way of paying rent will revert to cash only and all dishonour fees are to be paid by the tenant/s.
4. The condition report must, by law, be completed and returned no later than 3 (Three) working days from the commencement of this lease agreement. However, this agency will extend this period to 14 days, by mutual agreement. (NOT REQUIRED ON LEASE RENEWALS)
5. The tenant/s agree that no motor vehicles or boats are to be wrecked or motors reconditioned in the yard and no vehicle bodies are to be kept on the premises at any time without written permission from the lessor's agent.
6. All lawn clippings, garden and tree rubbish are to be disposed of in either the supplied Rubbish bins or taken to the local refuse station. It must not be piled on the grounds of the property.
7. The Tenant must:
 1. Test each smoke alarm in the premises:
 - (i) At least once every 12 months
 - (ii) if a fixed term tenancy is of less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, as least once in the 12 month period:
 - a. For an alarm that can be tested by pressing a button or other device to indicate whether the alarm is capable of detecting smoke – by pressing the button or other device.
 - b. Otherwise, by testing the alarm in the way stated in the information statement provided to him/her at the commencement of the Tenancy.
 2. Replace each battery that is spent, or that he/she is aware is almost spent, in accordance with the information statement provided to him/her at the commencement of the tenancy.
 3. Advise the Lessor as soon as practicable if he/she becomes aware that a smoke alarm in the premises has failed or is about to fail (other than because the battery is spent or almost spent) and
 4. Clean each smoke alarm in the premises in the way stated in the information statement provided to him/her at the commencement of the Tenancy:
 - (i) At lease once every 12 months; or
 - (ii) If a fixed term tenancy is less than 12 months duration, but is held over under a periodic tenancy of 12 months or more, at least once in the 12 month period.

In the event that the tenant engages a contractor/tradesperson (as listed in item 17) to meet his/her obligations listed in (a) to (d) herein, such engagement shall be at his/her own cost and expense.

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8. Quarterly inspections will be conducted on the property to ensure the property is being maintained as per the lease agreement and to ascertain if there is any major maintenance required. Please note that normal maintenance must be reported to the Lessor's agent. In order that a thorough inspection may be carried out, the tenant/s agree to restrain all animals to allow the Lessor's agent full access to all areas of the property. Tenant/s will be issued with an entry notice advising of the date of the inspection. As the property has been designated a specific area, the first inspection may or may not be in 3 (Three) months from the time of commencement of the lease, however there will be 3 (three) internal inspections per year.
9. The tenant is responsible for taking reasonable care of the property (inside and out) and must keep it reasonably clean at all times. In the event the Lessor's agent considers the property is not being reasonably cared for, notice as prescribed by the property act will be taken to have this remedied.
10. The tenant/s must return all keys to the Lessor's agent at the end of the tenancy; this includes any extra keys the tenant/s have cut. The tenant /s is/are required to pay rent until all keys are returned to the lessor's agent.
11. The tenant/s hereby agree that upon vacation of the premises the carpets will be shampooed by a professional carpet cleaning company and a copy of the receipt be provided to the Lessor/s agent.
12. Where an approved animal/s, under clause 16 of the lease agreement, have been kept at the premises, the tenant/s hereby agree to have the property flea controlled by a licensed Pest Control Company and provide a copy of the receipt to the Lessor's agent.
13. The tenant/s hereby acknowledge that they are responsible for any damage caused by the animal to the property or surrounds and must restore the property to the condition as specified in the condition report at the commencement of the lease.
14. Unless specified in clause 16 of the lease agreement, pets must not be kept on the property without written approval of the lessor's agent and where approved DOGS are not to be kept in the habitable area of the home.
15. Where approval is given to the keeping of an animal on the property, the Tenant/s hereby agree to full legal responsibility for the animal and indemnify the Lessor and Lessor's Agent from any Legal action.
16. The tenant/s agree to regularly clean and maintain the correct chemical balance of the Swimming pool. Upon termination of the lease agreement the tenant/s agree to provide a written report to the lessor's agent from a recognized pool service centre as proof the pool water is correctly balanced.
17. It is hereby agreed that there is to be no smoking in the habitable area of the home.
18. Tenant agrees a) the property has an individual water meter b) The property is water efficient; and c) The tenant must pay for all water consumption

Tenant/s.....

Agent/Witness.....

Date.....

Date.....