

# APPLICATION FOR RESIDENTIAL TENANCY

Important – To consider your application we require that:

**EVERY ADULT INTENDING TO RESIDE AT THE PROPERTY MUST COMPLETE AND SIGN THE APPLICATION FORM**

**We also REQUIRE the following items for each every applicant:**

1. **Photocopies of three forms of I.D.** (one preferably to be photo I.D.) i.e. Driver's License, passport, Medicare card, birth certificate, proof of age card, or bankcard.
2. **Valid visa information** if you are not an Australian resident, or a copy of your permanent residency
3. **Supporting proof of CURRENT income** for payment of rent (payslips or bank statement showing wage or salary deposited). This may also be a Centrelink Statement.
4. **Proof of current residential address.** Examples may include: copy of an electricity, gas or phone account, letter regarding superannuation, vehicle registration or banking matters

**AND**, if you are currently renting:

5. **Copy of current tenant ledger**

**If** you are a student, then we also require:

6. **Proof of current enrolment at Tertiary Institution (University or TAFE)**

Your application will be processed with the information provided and submitted to the landlord for their acceptance or non-acceptance for tenancy.

This is **always** a landlord decision.



**FORM 18**  
**APPLICATION TO RENT RESIDENTIAL PREMISES**  
*RESIDENTIAL TENANCIES ACT 1987 (WA)*

APPLICANT ONE: \_\_\_\_\_

APPLICANT TWO: \_\_\_\_\_

APPLICANT THREE: \_\_\_\_\_

ADDRESS OF THE PROPERTY: \_\_\_\_\_

RENTAL RATE: \_\_\_\_\_

PROPERTY REQUIRED FOR A PERIOD OF: \_\_\_\_\_ COMMENCING: \_\_\_\_/\_\_\_\_/\_\_\_\_

TOTAL NUMBER OF PERSONS TO OCCUPY PREMISES - ADULTS: \_\_\_\_\_ CHILDREN: \_\_\_\_\_

TOTAL NUMBER OF VEHICLES TO BE KEPT AT PROPERTY: \_\_\_\_\_

PETS TO BE KEPT AT PROPERTY (TYPE, AGE & NUMBER): \_\_\_\_\_

\_\_\_\_\_

**APPLICANT ONE**

Name: \_\_\_\_\_ Smoker: Yes / No

Date of birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Vehicle/ Registration: \_\_\_\_\_

Phone Home: \_\_\_\_\_ Phone work: \_\_\_\_\_

Phone Mobile: \_\_\_\_\_ Email address: \_\_\_\_\_

Current address: \_\_\_\_\_

Proof of identification: driver's licence \_\_\_\_\_ passport \_\_\_\_\_ birth certificate \_\_\_\_\_

**CURRENT RENTAL INFORMATION**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**PREVIOUS RENTAL HISTORY**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**EMPLOYMENT DETAILS (if self-employed less than one year, give previous employer)**

Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_

Employer's address: \_\_\_\_\_

Employed from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_

Net income \$ \_\_\_\_\_ per week / fortnight / month

Net weekly income from other sources \$ \_\_\_\_\_ per week / fortnight / month

**PERSONAL REFERENCES**

1. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

2. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

**NEXT OF KIN**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**EMERGENCY CONTACT**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**APPLICANT TWO**

Name: \_\_\_\_\_ Smoker: Yes / No

Date of birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Vehicle/ Registration: \_\_\_\_\_

Phone Home: \_\_\_\_\_ Phone work: \_\_\_\_\_

Phone Mobile: \_\_\_\_\_ Email address: \_\_\_\_\_

Current address: \_\_\_\_\_

Proof of identification: driver's licence \_\_\_\_\_ passport \_\_\_\_\_ birth certificate \_\_\_\_\_

**CURRENT RENTAL INFORMATION**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**PREVIOUS RENTAL HISTORY**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**EMPLOYMENT DETAILS (if self-employed less than one year, give previous employer)**

Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_

Employer's address: \_\_\_\_\_

Employed from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_

Net income \$ \_\_\_\_\_ per week / fortnight / month

Net weekly income from other sources \$ \_\_\_\_\_ per week / fortnight / month

**PERSONAL REFERENCES**

1. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

2. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

**NEXT OF KIN**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**EMERGENCY CONTACT**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**APPLICANT THREE**

Name: \_\_\_\_\_ Smoker: Yes / No

Date of birth \_\_\_\_/\_\_\_\_/\_\_\_\_ Vehicle/ Registration: \_\_\_\_\_

Phone Home: \_\_\_\_\_ Phone work: \_\_\_\_\_

Phone Mobile: \_\_\_\_\_ Email address: \_\_\_\_\_

Current address: \_\_\_\_\_

Proof of identification: driver's licence \_\_\_\_\_ passport \_\_\_\_\_ birth certificate \_\_\_\_\_

**CURRENT RENTAL INFORMATION**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**PREVIOUS RENTAL HISTORY**

Address: \_\_\_\_\_

Rent paid \$ \_\_\_\_\_ per week / fortnight / month

Rent paid to: \_\_\_\_\_ Phone: \_\_\_\_\_  
(property manager or lessor's name)

Address: \_\_\_\_\_  
(property manager or lessor's address)

Rented from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Reasons for leaving: \_\_\_\_\_

**EMPLOYMENT DETAILS (if self-employed less than one year, give previous employer)**

Occupation: \_\_\_\_\_ Employer: \_\_\_\_\_

Employer's address: \_\_\_\_\_

Employed from \_\_\_\_/\_\_\_\_/\_\_\_\_ to \_\_\_\_/\_\_\_\_/\_\_\_\_

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_

Net income \$ \_\_\_\_\_ per week / fortnight / month

Net weekly income from other sources \$ \_\_\_\_\_ per week / fortnight / month

**PERSONAL REFERENCES**

1. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

2. Name: \_\_\_\_\_ Relationship to applicant: \_\_\_\_\_

Contact phone: \_\_\_\_\_ Address: \_\_\_\_\_

**NEXT OF KIN**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**EMERGENCY CONTACT**

Name: \_\_\_\_\_ How related: \_\_\_\_\_

Phone home: \_\_\_\_\_ Phone work: \_\_\_\_\_ Phone mobile: \_\_\_\_\_

Address: \_\_\_\_\_

**INFORMATION FOR LESSORS (LANDLORDS) AND APPLICANTS****The application form**

This application form will assist the lessor (landlord) to select a tenant to rent the premises.

The lessor/property manager will require some information about the applicant in this form, such as rental history and how the rent will be paid. The application may not be approved if not enough information is provided.

This form does not form part of a tenancy agreement. The rights and obligations of the tenant and lessor are governed by the *Residential Tenancies Act 1987*.

**Option fee**

An option fee is a sum of money that may be paid by an applicant to a lessor or their property manager when lodging a rental application. For most properties, the option fee is capped at \$50 or \$100 depending on the weekly rent (refer to the Residential Tenancies Regulations 1989). If the lessor/property manager decides not to offer the applicant the tenancy, they must return the option fee by cash or EFT within 7 days of the decision to refuse the application. If the applicant takes up the tenancy, the lessor/property manager can either return the option fee in full or credit it towards the first rent payment. The applicant may apply to the Magistrates Court for the return of any option fee owed to them by the lessor. If the applicant decides not to rent the property after being offered the tenancy, the option fee may be forfeited.

**Tenancy databases**

Private tenancy databases are used to check a tenant's rental history. When a prospective tenant applies for a tenancy, the lessor/property manager must provide a written notice outlining the databases they use and the contact details. This written notice is provided at Attachment A.

Other database obligations include: advising tenants if personal information about them is listed on a database, updating listings for accuracy, and only listing a tenant if the tenancy has ended and the amount owing is more than the bond or a court has made an order terminating the residential tenancy agreement.

For more information about tenancy databases refer to the Department of Commerce's publications *Tenancy databases* or *Renting out your property*. The tenancy database provisions are consistent with the National Privacy Principles established by the *Privacy Act 1988* (Cth).

**Equality**

All applicants must be considered in accordance with the *Equal Opportunity Act 1984* (WA). There must be no discrimination based on: sex, marital status, pregnancy, gender history, parental or carer status, sexual orientation, race, religious or political conviction, disabilities, mental health, age or discrimination by personal association with someone else who may be treated unfairly on the basis of any of the above.

See next page (5 of 5) for Attachment A

**ATTACHMENT A**  
Written Notice about Use of Tenancy Databases  
Section 82C(2)

Residential tenancy databases are often used by lessors (landlords) and property managers to check an applicant's tenancy history and improve their chances of finding a reliable tenant.

Under the *Residential Tenancies Act 1987*, lessors and property managers must provide written notice to prospective tenants about the residential tenancy databases that they use.

The database/s we use are:

**NATIONAL TENANCY DATABASE**

GPO BOX 13294, George Street, Brisbane QLD 4003

P: 1300 563 826

F: +61 7 3009 0619

E: [info@ntd.net.au](mailto:info@ntd.net.au)

[www.ntd.net.au](http://www.ntd.net.au)

Information can be obtained over the phone or via form available at [https://www.ntd.net.au/non\\_member/tenants/](https://www.ntd.net.au/non_member/tenants/)

**VEDA – My Credit File**

P: 1300 762 207

F: 02 9278 7333

E: [creditfile@veda.com.au](mailto:creditfile@veda.com.au)

[www.mycreditfile.com.au](http://www.mycreditfile.com.au)

Information can be obtained over the phone or online at <http://www.mycreditfile.com.au/personal/> for a fee. Alternatively a copy of your file can be obtained for free via form available at <http://www.mycreditfile.com.au/home/free-credit-file.dot>

If we discover personal information about you on a tenancy database during the application process, we will advise you within 7 days of using the database.

**For further information** about tenancy rights, refer to the *Residential Tenancies Act 1987* or contact the Department of Commerce on 1300 30 40 54 or [www.commerce.wa.gov.au/ConsumerProtection](http://www.commerce.wa.gov.au/ConsumerProtection).

For Translating and Interpreting Services please telephone TIS on 13 14 50 and ask to speak to the Department of Commerce (1300 30 40 54) for assistance.

CP02625/2012 JULY 2013 FORM 18 version 05

PRIVACY DISCLOSURE STATEMENT OF  
Michael Smart Pty Ltd TRADING AS **Ray White** CANNINGTON  
of 19 Liege Street, Cannington  
(08) 9351 8411

We are an independently owned and operated business. We are bound by the National Privacy Principles. We collect personal information about you in this form to assess your application for a residential tenancy. We may need to collect information about you from your previous landlords or letting agents, your current employer and your referees as well as to ascertain your ability to meet the rental payments. We will also check whether any details of tenancy defaults by you are held on a tenancy default database. We use the database operated by National Tenancy Database. Your consent to us collecting this information is set out below.

We may disclose personal information about you to the owner of the property to which this application relates. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the Landlords' insurers. We may also send personal information about you to the owners of any other properties at your request.

You have the right to access personal information that we hold about you by contacting our privacy officer (see contact details above). If you do not complete this form or do not sign the consent below then your application for a residential tenancy may not be considered by the owner of the relevant property or, if considered, may be rejected.

**PRIVACY CONSENT**

I, the Applicant acknowledge that I have read the Privacy Notice of Michael Smart Pty Ltd trading as **Ray White** CANNINGTON. I authorise **Ray White** CANNINGTON to collect information about me from:

- (a) My previous letting agents and/or landlords **including them providing us with a copy of your tenant rent ledger**
- (b) My personal referees
- (c) Any Tenancy Default Database (including TICA and the National Tenancy Database) which may contain personal rental history about me. I also authorise Ray White CANNINGTON to disclose details about any defaults by me under the tenancy to which this application relates, to any tenancy default database to which it subscribes,
- (d) The Credit Reference Association of Australia; and
- (e) My employer(s)

I authorise **Ray White** CANNINGTON to disclose the personal information it collects about me to the owner of the property, even if the owner is resident outside Australia.

*(optional - tick to indicate consent)*

I also authorise **Ray White** CANNINGTON to refer my details to an arranger of:

- financial service products (to assist with a home loan application)
- insurance services (for contents insurance and other insurance products) and
- utilities (to arrange connection or transfer of telephone, gas, electricity etc)

Signed ..... Date .....  
(Applicant)

Signed ..... Date .....  
(Applicant)

Signed ..... Date .....  
(Applicant)



## Moving home has never been easier

Connectnow is dedicated to helping you move home more easily. We can connect your utilities including electricity, gas, phone, internet and pay TV to a broad choice of leading providers. We can also organise your disconnections and offer a range of additional services, such as cleaning, food services, removalists and vehicle hire.

What's more, you pay no extra charge as a result of using the connectnow service. We will make all reasonable efforts to contact you within 1 working day of receiving this application to explain the details of the services offered. If we are unable to contact you within this period please call 1300 554 323 to ensure your services can be addressed by the required date.

Dr  Mr  Mrs  Miss  Ms

Surname \_\_\_\_\_ Given Name/s \_\_\_\_\_

Property Address \_\_\_\_\_ Suburb \_\_\_\_\_ Post Code \_\_\_\_\_

DOB \_\_\_\_/\_\_\_\_/\_\_\_\_ Drivers Licence \_\_\_\_\_ State \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_ Mobile Phone \_\_\_\_\_

Email \_\_\_\_\_ Date of Connections \_\_\_\_/\_\_\_\_/\_\_\_\_

**PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following:** Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing [privacy@connectnow.com.au](mailto:privacy@connectnow.com.au). To the extent permitted by law, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

**YES, I accept the Terms. Please call me to connect my new home services.**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

PM ID: \_\_\_\_\_

**RayWhite**

CANNINGTON

## ANNEXURE A

<b>Pets</b>	<p>The tenant must not keep any animal, bird or fish in or about the premises, unless that pet is listed in Part A of this residential tenancy agreement or without the prior written permission of the Lessor.</p> <p>The tenant must not keep any restricted breed of dogs as defined under the Dog (Restricted Breeds) Regulations 2002-Dogo Argentine (Argentinian Fighting Dog), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit Bull Terrier, Pit Bull Terrier or any dog of a mixed breed which visibly contains any of these breeds, without the prior written consent of the Lessor.</p>
<b>Pet Bond</b>	<p>If the lessor permits the tenant to keep pets at the premises as specified in Part A, or as agreed in writing after the commencement of the residential tenancy agreement, and if any of those pets are capable of carrying parasites that can affect humans, then the tenant shall deposit with the property manager a Pet Security Bond of the amount referred to in Part A. At the end of the tenancy that Pet Bond may be applied to the cost of fumigation of the premises. In this clause, the term "pet" does not include a guide dog as defined in section 3 (1 of the Dog Act, 1976).</p>
<b>Services</b>	<p>The tenant must notify the electricity and gas utilities (if applicable) of the tenant's occupation of the premises, prior to the commencement of their lease. Proof of connection is required by agency.</p>
<b>Telephone</b>	<p>The lessor makes no representations about the availability of telephone lines, internet lines or any other communications services to the premises. The tenant must make his or her own enquiries regarding the availability, cost and/or installation of those services. The tenant is allowed to install and/or attach cabling, telephone lines and/or communications lines to the premises provided no damage is done to the premises in installing, attaching and/or removing them and the tenant pays all costs associated with that installation, attachment and /or removal.</p>
<b>Insurance</b>	<p>The tenant must not do or permit anything to be done or bring onto or keep on the premises anything which may invalidate or prejudice the condition of any insurance policies relating to the premises or cause to be increased the premiums payable with respect to those policies. Copies of the terms and condition of the lessors' insurance policies applicable to the premises (if any) are available for viewing by the tenant upon the tenant making a written request.</p> <p>Tenants are aware that no portion of the lessor's insurance covers any of the tenant's personal possessions and therefore should consider their own contents insurance.</p>
<b>Smoking</b>	<p>Smoking of any substance, including but not limited to tobacco, marijuana, methamphetamine, amphetamine, ephedrine and pseudoephedrine is not permitted inside the residential buildings on the premises. Any testing, cleaning and remediation in relation to contamination will be at the tenant's expense.</p>
<b>Tenants to keep premises clean</b>	<p>In accordance with the tenant's obligation to keep the premises in a reasonable state of cleanliness pursuant to section 38(1)(a) of the Act, the tenant must keep the premises in a clean and sanitary condition and free from dirt, oils, grease, insects, and vermin.</p> <p>The tenant is responsible for the eradication of insect and vermin infestations caused by the tenant's activities or lack of cleanliness.</p>
<b>Air-conditioners</b>	<p>Tenants agree to check and regularly clean all air conditioner filters and intake vents.</p>
<b>Chattels</b>	<p>Except for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), the tenant agrees to keep the premises including the floors, floor coverings, skirting boards, walls, ceilings, windows (including glass), window treatments, doors (including glass if any), light fittings, fixtures and fittings and chattels included in the tenancy agreement (as set out in any attached Inventory) in the same condition as they were in at the commencement of this lease and in accordance with the Property Condition Report (fair wear and tear excepted).</p>
<b>Light Globes</b>	<p>The tenant agrees to replace all broken light globes and fluorescent light tubes and save for matters required to be attended to by the lessor as part of its obligations to maintain the premises in a reasonable state of repair (having regard to its age and character), ensure all light globes and fluorescent light tubes are kept in good working order.</p>

<b>Smoke Alarms</b>	<p>The tenant must take reasonable steps to regularly check and test whether all smoke alarms on the premises are in good working order. If any smoke alarm is not at any time in good working order, the tenant must give the lessor immediate notice in writing of that fact.</p> <p>The tenant MUST NOT remove or disconnect any smoke alarm.</p>
<b>Gardens</b>	<p>The tenant must attend to the garden, lawn, lawn edges, hedges and shrubs so that they are kept in the same condition as at the commencement of this lease as described in the Property Condition Report: to water and fertilize them regularly and adequately, to keep all the grounds clean and tidy and free from rubbish, to keep the flower beds and lawns free of weeds, and not to remove or cut down any plants or shrubs without prior written approval from the lessor.</p> <p>No parking on the grass at any time without prior written consent from the lessor.</p>
<b>Swimming Pool/Spa</b>	<p>If the premises include a swimming pool or spa, the tenant must keep the pool or spa and any associated equipment in a properly treated and clean condition and observe all legal requirements relating to pools and/or spas during the period of this lease. The tenant must not drain the pool without the lessor's written consent.</p>
<b>Alterations to the Premises</b>	<p>Tenants must not place any sign on, or paint the premises, use blue tack or any other adhesive material, or drive any nails or screws into or deface any part of the Premises, without prior written consent from the lessor.</p>
<b>Water beds, Aquarium, Spa or Swimming Pool</b>	<p>The tenant must not without the lessor's prior written permission install any water bed, aquarium, swimming pool, or spa on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of water from any waterbed, aquarium, swimming pool, or spa.</p>
<b>Damage to premises</b>	<p>The parties' rights and obligations with respect to urgent repairs are set out in section 43 of the Act and clauses 18.4 and 18.5 of Part B of the Residential Tenancy Agreement. The tenant agrees to report all damage and any state of disrepair to the premises that does not come within the provisions of the Act and this agreement within three days of the same occurring. Failure to do so will render the tenant liable for all costs and/or losses incurred by the lessor as a result of such failure to report</p>
<b>Indemnify the Lessor</b>	<p>The tenant agrees to indemnify the lessor against any loss sustained by the lessor or any sum the lessor might at any time be liable to pay, as a result of:</p> <ul style="list-style-type: none"> <li>- any damage to the premises or any furniture or chattels belonging to the lessor;</li> <li>- any claim made against the lessor, whether in relation to the property damage or personal injury; or</li> <li>- any other matter whatsoever, arising from any breach of clauses 18 and/or 19 of Part B of this residential tenancy agreement.</li> </ul>
<b>Keys, Remotes, Access Devices &amp; Security of Property</b>	<p>Subject to the provisions of section 45 of the Act and clause 34 of Part B of this residential tenancy agreement, the lessor will supply to the tenant one set of Keys that enable access to the premises.</p> <p>Should the tenant require an additional set(s) of the Keys or the existing set to be recoded (through no fault of the lessor), then any cost associated with an additional set(s) or recoding will be borne by the tenant and must be paid for by the tenant prior to receiving the additional set(s) of the Keys.</p> <p>Should the tenant lose possession of the Keys, then the tenant will be responsible for all costs and expenses associated with replacing the Keys, or gaining access to the premises. Access keys to the premises may be obtained from the agency during normal business hours.</p> <p>Tenants will take all reasonable steps to secure the premises at all times.</p>
<b>Default</b>	<p>If the tenant:</p> <ul style="list-style-type: none"> <li>- Terminates this lease, otherwise then in accordance with clause 37 of Part B of this residential tenancy agreement or pursuant to the provisions of the Act, before the end of the tenancy period referred to in Part A; or</li> <li>- The tenant otherwise breaches the lease.</li> </ul> <p>Then the tenant is liable to pay any damages and losses to the lessor that the lessor suffers or will suffer as a result of the tenant's breach. The lessor must endeavour to reasonably mitigate the lessor's damages and losses.</p>

**END OF THE TENANCY**

**Swimming Pool & Spa Equipment at The End of Tenancy**

If at the commencement of the lease the lessor provided pool chemicals to the tenant, then a comparable quantity of the same chemicals are to be provided by the tenant to the lessor at the end of the lease.

The tenant must secure all portable pool cleaning equipment in a locked area on the premises at the end of the tenancy.

**Movement of Supplied Items**

The tenant must return all fixtures, furniture, chattels, household effects and all other items described in either the Property Condition Report or the attached Inventory to the original positions described in those documents.

**Cleaning of Carpets**

As part of the tenants obligations under clause 18.6 of Part B of this Residential Tenancy Agreement, the tenant agrees upon vacation of the premises to have all carpets professionally cleaned by a contractor approved by Ray White Cannington (at the tenants expense) and to supply to the Property Manager a receipt as evidence that the carpets have been cleaned.

**Tile and Grout Cleaning**

At the end of the tenancy, all areas with tiles and grout will be professionally cleaned at the tenant's expense and a receipt supplied to the Property Manager as evidence that this has been attended.

**Wooden Floors**

No wet mopping of wooden floors

**Water Consumption - Special Meter Reading**

At the expiration of the tenancy, the Agent will obtain; from the Water Corporation a special meter reading of the water meter. The Tenant agrees that the cost of the reading will be borne by the Tenant.

Signed by the **TENANT**

\_\_\_\_\_  
[Signature of tenant]

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

\_\_\_\_\_  
Signed by the **LESSOR/PROPERTY MANAGER**

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_