



1. A: Water consumption over and above ___KL per quarter will be at the tenant's expense. This is based on the number of people residing in the premises, as per Item 15, and based on the QLD Water Commissions fair usage per person per day, over an average 89 day usage period. This cost will be invoiced to the tenant quarterly, in which the tenant will then have 30 days to pay the invoice.

B: This property has been made water efficient by a licenced plumber and thereby all water consumption costs will be at the expense of the tenant. This will be invoiced to the tenant quarterly upon which the tenant has 30 days to make payment to Elders Everton Park.
2. Smoking is permitted for outside the premises only. Should it be found that smoking has occurred inside the home, you will be in breach of your agreement and subsequent action may be taken. If, upon vacating, repairs or deodorising should be required due to smoking inside the home, the Agent may enter a claim on the tenant's bond.
3. A: Pets are to be kept outside at all times. Should any damage occur due to pets inside the home or in the yard of the property, all repairs will be at the tenant's expense. Should such repairs not be carried out to the satisfaction of the Agent upon vacating, the Agent may enter a claim on the tenant's bond as required. The tenant must also complete a flea spray by a licenced company and provide a receipt to the agent upon vacating.

B: It is agreed that pets (as per Item 17.1 and 17.2) are allowed inside the premises. Should any damage occur due to pets inside the home or in the yard of the property, all repairs will be at the tenant's expense. Should such repairs not be carried out to the satisfaction of the Agent upon vacating, the Agent may enter a claim on the tenant's bond as required. The tenant must also complete a flea spray by a licenced company and provide a receipt to the agent upon vacating.
4. Furniture and appliances should be kept clear of walls to prevent unnecessary marking and possible damage to walls.
5. Tenants will be responsible for maintaining the cleanliness of the pool and the costs incurred for chemicals to maintain the cleanliness of the pool. Upon vacating a full report is to be obtained & received by Elders Real Estate Everton Park from a professional pool shop, stating the pool is in good working order.
6. Lawn & garden maintenance is included as part of the lease agreement at the owner's expense. Tenants are however required to keep the garden free of rubbish and pet waste (if applicable) at all times.
7. Pool maintenance is included as part of the lease agreement at the owner's expense. The tenants are however required to keep the pool clear of debris, and also are responsible for cleaning the pool and maintaining the pool as required between services.
8. It is agreed that no motor vehicles or boats are to be wrecked or motors to be reconditioned in the yard and no unregistered motor vehicles or vehicle bodies are to be kept on the premises at any time without written approval from Elders Real Estate Everton Park.
9. Tenants agree to notify Elders Real Estate Everton Park if there is any change to either their own or their emergency contact persons contact details.
10. Tenants must not perform any modification to the property without first receiving written consent from Elders Real Estate Everton Park. Any improvement or modification to the property that differs from your signed Entry Condition Report must be approved by the landlord. Should any item remain at the property upon vacating, the Agent may enter a claim against the tenant's Bond as required to restore the property to its original condition as per the signed Entry Condition Report.
11. If a licenced plumber is required to attend to drain cleaning and reports the blockage is due to foreign objects being flushed down toilets or otherwise introduced to the sewer line, this cost will be at the tenant's expense.
12. In reference to Standard Terms Clause 7 - Costs may apply to early ending of fixed term agreement - s 96 (1A), costs involved include a letting commission of 1 weeks rent plus GST, \$55 marketing costs and rent up and until a new tenant is found, or the expiry of your lease agreement, whichever occurs first. The tenant will be responsible for maintaining the property to standard during this period up until a new tenant moves in as per the lease agreement.
13. For service reasons or in the event of the tenant being posted away from the area in the course of his or her employment (Or accepting accommodation provided by the Australian Defence Force), it is hereby agreed and declared that the agreement hereby created can be terminated by the tenant giving the agent one (1) months notice in writing (Form 13 - Notice of Intention to Leave) of such termination, and by supplying the Agent with a copy of the posting order, immediately after expiration of the said notice and this present agreement and all rights, liabilities and obligations there under shall cease and be void without prejudice to any claim by either party against the other in respect of any antecedent breach of any covenant or condition herein contained. The amount of rent to be paid is to be calculated and the tenant is also responsible for all costs involved in re-letting the property under a break lease situation. These costs involve 1 weeks rent + gst and \$50 + gst for all marketing.