

APPLICATION TO RENT RESIDENTIAL PREMISES RESIDENTIAL TENANCIES ACT 1987 (WA)

Thank you for choosing to rent a property through North West Realty. To apply for a rental property, please complete the following requirements:

1. Application Form

Please complete the attached application forms providing as much information as possible. We require the details of each occupant aged over 16 years. The application may not be approved if not enough information is provided to our agency.

2. Payment of Option Fee

The option fee can be paid in cash to our office or transferred into our nominated bank account. Please find below our banking details for the transfer of the option fee. If the application is accepted the option fee will be put towards the ingoing rent. If the application is declined, the option will be returned to you within seven (7) days of the decision. The only way that you will lose the option fee is if the application is accepted by the owner and then you pull out.

Bank Account Name: Gilleston Pty Ltd T/as North West Realty Tenancy Trust Account
BSB: 036 187
Account: 130204
Ref: **PROPERTY ADDRESS – Applicants Name(s)**
Amount: \$100.00

Option fee payable on application

Advertised rental property amount less than \$499.99pw: Option fee payable \$50.00
Advertised rental property amount more than \$500.00pw: Option fee payable \$100.00

3. 100 Points of identification

100 points of ID are required for each occupant aged over 16 years. Please see the attached page for examples of acceptable forms of identification.

If you have any queries regarding the application, please do not hesitate to contact our office.

Leasing Officer: Lisa Wooding
Email: lisa@northwestrealty.com.au
Phone: 9144 4800
Mobile: 0400 565 032

Document type and point value	Document details
Primary documents 70 points	Document <ul style="list-style-type: none"> • Birth certificate • Citizenship certificate • Current passport • Expired passport which has not been cancelled and was current within the preceding two years • Other document of identity having the same characteristics as a passport including diplomatic documents and some documents issued to refugees
Secondary documents 40 points	Document - Must have a photograph and a name <ul style="list-style-type: none"> • Driver licence issued by an Australian State or Territory • Roads and Maritime Services (formerly RTA) photo card • Licence or permit issued under a law of the Commonwealth, a State or Territory Government - (eg a boat licence) • Identification card issued to a public employee • Identification card issued by the Commonwealth, a State or Territory Government as evidence of the person's entitlement to a financial benefit • An identification card issued to a student at a tertiary education institution
35 points	Document - Must have name and address <ul style="list-style-type: none"> • A document held by a cash dealer giving security over your property • A mortgage or other instrument of security held by a financial body • Council rates notice • Document from your current employer or previous employer within the last two years • Land Titles Office record • Document from the Credit Reference Association of Australia
25 points	Document - Must have name and signature <ul style="list-style-type: none"> • Marriage certificate (for maiden name only) • Credit card • Foreign driver licence • Medicare card (signature not required on Medicare card) • EFTPOS card
25 points	Document - Must have name and address on <ul style="list-style-type: none"> • Records of a public utility - phone, water, gas or electricity bill • Records of a financial institution • Electoral roll compiled by the Australian Electoral Commission and available for public scrutiny • A record held under a law other than a law relating to land titles • Lease/rent agreement • Rent receipt from a licensed real estate agent
25 points	Document - Must have name and date of birth on <ul style="list-style-type: none"> • Record of a primary, secondary or tertiary education institution attended by you within the last 10 years • Record of professional or trade association of which you are a member

EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

Your action if You wish to apply for the Residential Tenancy Agreement:	<ol style="list-style-type: none"> 1. Complete this Application. 2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.
Lessor's action if You do not succeed with Your Application:	<ol style="list-style-type: none"> 3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.
Lessor's action if You succeed with Your Application:	<ol style="list-style-type: none"> 4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.
What You will then need to do if You are the successful Applicant:	<ol style="list-style-type: none"> 5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist. 6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.

FOR: Premises Address:

FROM: Proposed Tenants' Names:

TO: The Property Manager:

Agency Name: GILLESTON PTY LTD T/AS NORTH WEST REALTY

Address: 22 Hedland Place, Karratha, WA, 6714

Telephone: Business: 08 9144 4800

Facsimile: 08 9185 1419

E-mail: lisa@northwestrealty.com.au

PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises
2. Rent \$ per week
3. Option Fee (if applicable) \$

4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

REQUIRED MONEY

- | | | | |
|-------------------------------|----|----------------------|----------------|
| (a) Security bond of | \$ | <input type="text"/> | (4 weeks rent) |
| (b) Pet bond (if applicable) | \$ | <input type="text"/> | (\$260.00) |
| (c) First two weeks rent | \$ | <input type="text"/> | (2 weeks rent) |
| (d) Less Option Fee (if paid) | \$ | <input type="text"/> | |
| (e) Total | \$ | <input type="text"/> | |

application to enter into residential tenancy agreement

PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

INFORMATION FROM "YOU" (the proposed tenant or tenants)

TENANCY DETAILS

5. You require the tenancy for a period of months from to
6. At a rent of \$ per week
7. Total number of persons to occupy the Premises Adults Children Ages
8. Pets - Type of Pet Breed Number Age
Type of Pet Breed Number Age
9. Do You intend applying for a residential tenancy bond from a State Government Department? Yes No
If Yes, \$ Branch:
10. Bank account details for refund of Option Fee (if applicable)
Bank: BSB:
Account No.: Account Name:
11. Any Special Conditions requested by You:
(ie. Garden / pool maintenance, parking for more than 2 vehicles, any maintenance or improvements)

NOTE: The Lessor is not obliged to accept any of the Your Special Conditions.

12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy
Email (optional):
Fax (optional):
Postal address (required):
13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

application to enter into residential tenancy agreement

18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:
- (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
 - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
 - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
 - or
 - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
 - (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

20. DEFINITIONS

- (a) "**Act**" means the *Residential Tenancies Act 1987* including any amendments.
 - "**Application**" means this Application to enter into a Residential Tenancy Agreement.
 - "**Business Day**" means any day except a Sunday or public holiday in Western Australia.
 - "**Lessor**" means the person/entity with the authority to lease the Premises.
 - "**Option Fee**" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:
 - (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
 - (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
 - (ii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.
 - "**Premises**" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.
 - "**Property Manager**" means the real estate agent appointed by the Lessor to lease and manage the Premises.
 - "**Residential Tenancy Agreement**" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.
 - "**You**" or "**Your**" means the person or persons making the Application to Lease the Premises.
- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy if the Application is successful may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law), other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

Signature:

NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

(a) **TICA** (strike out if inapplicable)

- (i) **Address:** PO Box 120, Concord NSW 2137
- (ii) **Telephone:** 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
- (iii) **Facsimile:** (02) 9743 4844
- (iv) **Website:** www.tica.com.au

(b) **National Tenancy Database** (strike out if inapplicable)

- (i) **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003
- (ii) **Telephone:** 1300 563 826
- (iii) **Facsimile:** (07) 3009 0619
- (iv) **Email:** info@ntd.net.au
- (v) **Website:** www.ntd.net.au

(c) **Other Databases** (if applicable)

- (i) **Name:**
- (ii) **Address:**
- (iii) **Telephone:**
- (iv) **Facsimile:**
- (v) **Email:**
- (vi) **Website:**

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

- (i) Postal and fax application forms can be downloaded from www.tica.com.au. Information regarding applicatino fees can be found on the application form;

(b) as to the National Tenancy Database:

- (i) A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
- (ii) A request for rental history may be submitted by post, fax or email.

(c) as to

- (i)
-

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.

application to enter into residential tenancy agreement

YOUR (First Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

application to enter into residential tenancy agreement

YOUR (Second Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

application to enter into residential tenancy agreement

YOUR (Third Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

application to enter into residential tenancy agreement

By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.

Your Signature (**First Person**)

Date / /

Your Signature (**Second Person**)

Date / /

Your Signature (**Third Person**)

Date / /

Annexure (A -1 of 2)

APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA INCORPORATED FOR THE EXCLUSIVE USE OF REIWA MEMBERS

Please insert the relevant corresponding Item number and heading.

List items, with appropriate sub-headings and cross reference where appropriate.

ITEM	DESCRIPTION:
	SPECIAL CONDITIONS - That form part of the Residential Tenancy Agreement if the application for Tenancy is approved and the Option fee applied.
8. NUMBER OF OCCUPANTS	<p>8.1 The Tenant acknowledges that occupation of the property has been approved only for the Tenant named herein.</p> <p>8.2 The Lessor must approve any additional Occupants during the term of the lease.</p> <p>8.3 An application in writing must be submitted for these additional Occupants and approval given by the Lessor.</p>
9. SERVICES	<p>9.1 It is the Tenant responsibility to transfer the Electricity and Gas accounts into the Tenant name at the commencement of this Residential Tenancy Agreement.</p> <p>9.2 Upon vacating, the power is NOT to be disconnected until the Lessor's Property Manager has conducted an exiting Property Condition Report.</p>
10. GENERAL REPAIRS	<p>10.1 For any general or URGENT repairs required during or after hours please call 08 9144 4800 - In the FIRST instance.</p> <p>10.2 It is essential that whilst in use the Air Conditioning filters be cleaned on a monthly basis by the Tenant.</p> <p>10.3 The Tenant will be responsible for the changing of any batteries to phones, reticulation systems and any other battery operated appliance during the term of their tenancy.</p> <p>10.4 No hooks, blu-tac, putty or paint shall be applied to or attached to any walls without the written permission from the Lessor.</p>
11. GARDENS AND LAWNS	<p>11.1 If Garden Upkeep forms part of this lease agreement the frequency and works provided will be at the absolute discretion of the Lessor and will be carried out at a reasonable time and on a reasonable number of occasions. The Tenant will allow access to the contractor for the purpose of conducting the Garden Upkeep.</p> <p>11.2 WARNING potted plants must NOT be placed on the floor coverings without a non-leak container.</p> <p>11.3 Reticulation - the Tenant agrees to check reticulation drippers and sprayers on a monthly basis. The Tenant agrees to report all damage and any state of disrepair to the Lessor and will hand water until the reticulation is repaired as per section 58 of the Residential Tenancies Act (1987).</p>
12. KEYS	<p>12.1 No after hours key service will be offered due to security and safety of the staff of North West Realty. In the event that the Tenant or Occupant are locked out of the premises, outside of the usual business hours, the Lessor consents to the Tenant employing a locksmith to attend and give access to the property at the Tenant expense.</p> <p>12.2 If the locksmith issues the Tenant with a new key, the Tenant agrees to give one (1) copy of the key to the Lessor within 1 or 2 business days at the Tenant expense.</p>
13. PETS	<p>13.1 If pets ARE permitted, DOGS are not permitted inside the dwelling without written consent from the Lessor.</p> <p>13.2 Any damage caused by the pet to the inside and outside of the dwelling will be rectified at the Tenant's expense.</p>
14. VEHICLES, CARAVANS AND BOATS	<p>14.1 No more than two (2) vehicles are to be housed at the property i.e. caravans, boats, trailers or more than two cars, without written permission from the Lessor.</p> <p>14.2 At no time are ANY vehicles or cars to be parked on any lawn or grassed area of the property.</p>
15. POOLS AND SPAS	<p>15.1 No pool is to be erected on the property without written approval from the Lessor and advice from the Local Shire that the pool meets legal standards.</p> <p>15.2 If Pool Upkeep forms part of this lease agreement, CLEANING between services is the Tenant responsibility and the chemical balance must be kept up to the pool at the Tenant expense.</p>
16. SULO BINS	<p>16.1 At the termination of this lease, the Tenant agrees to leave the Sulo Bin in the carport, empty and washed out.</p> <p>16.2 If the Sulo Bin is not present at the property at the time that the Lessor's Property Manager conducts the exiting Property Condition Report, the Tenant will incur the cost to replace the bin through the Shire of Roebourne.</p>
17. SHADE SAILS	<p>17.1 In the event of a Blue Alert for a named cyclone OR if the Tenant will be absent from the property at anytime for a period of fourteen (14) days the Tenant agrees to remove and store shade sail(s).</p>
18. SMOKING	<p>18.1 Tenants AND visitors are not permitted to smoke inside the dwelling.</p>

SIGNATURES

Annexure (A -2 of 2)

**APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REIWA MEMBERS**

Please insert the relevant corresponding Item number and heading.

List items, with appropriate sub-headings and cross reference where appropriate.

ITEM	DESCRIPTION:
	SPECIAL CONDITIONS - That form part of the Residential Tenancy Agreement if the application for Tenancy is approved and the Option fee applied.
19. FIREARMS	19.1 Firearms are not to be kept at the premises unless written permission for the Lessor and relevant authorities has been given.
20. SATELLITE DISHES	20.1 In the event of a Blue Alert for a named cyclone or if the Tenant will be absent from the property at anytime for a period of fourteen (14) days the tenant agrees to remove and store satellite dishes. 20.2 The Tenant acknowledges that if they would like to install a Satellite Dish they must submit their request in writing to the Lessor's Property Manager for the Lessor's approval. 20.3 The installation of any Satellite Dish is to be installed by a registered contractor and a copy of the receipt given to the Lessor's Property Manager as proof of installation. 20.4 At the end of the tenancy, the Tenant agrees to have the Satellite Dish removed by a registered contractor. The Tenant agrees to make good any damage to the roof. A report is to be supplied to the Lessor by the registered contractor stating that there is no damage to the roof and / or that any damage has been made good. The cost of the removal, report and making good of any damage is at the Tenant expense.
21. RENT	21.1 If the Tenant requests and the Lessor and Tenant agree, payment of rent can be made Calendar Monthly for this Residential Tenancy Agreement.

SIGNATURES