RESIDENTIAL TENANCY AGREEMENT alexandre Schedule



ITEM 1 - Agent	Company Name: ALEXA Real Estate Pty Ltd ABN: 93 718 182 379								79	
	Company Representative: Kim Rose									
	Address: 507 South Rd Ashford SA 5037									
	Work:	08 8333 3743					Facsimile: 08 8425 9698			
	-	Mobile: 0412 437 582					Web: www.alexarentals.com.au			
	Email: enquiries@									
ITEM 2 - Landlord	Name(s): Mr Phillip Bellifemine									
	ABN (if applicable): N/A									
	Address: 3 Kalyma Grove, St Kilda East Vic 3183									
ITEM 3 - Tenant	Name(s): Ms Susan Comerford									
ITEM 4 - Premises	Address: 129 Edv	vard Street, N	orwood SA 5	067		-				
ITEM 5 - Term	⊠Fixed:	Start Date: 13/12/2019					End Date: 13/12/2020			
	Periodic:	Start Date	Start Date:				and continues until terminated in accordance with this Agreement			
ITEM 6 - Rent	Amount:	Eight hund	Eight hundred and thirty dollars			\$83		0.00	per week	
	Frequency:	requency: Payable In Advance Calendar Monthly Fortnightly								
	Payments:	First payme	First payment of		\$.1,660.00			On or before Commencement Dat		
		With next p	ayment of		\$1,6	,660.00		On 27/12/2019		
		And therea	nd thereafter \$1,660.0			60.00	o on the Friday of every fortnight		ery fortnight	
	Pay Method:	☑Direct Credit ☐Internet Transfer ☐Bank Deposit								
ITEM 7 - Bond	Amount:	Four thousand, nine hundred and eighty dollars \$4,980.00								
ITEM 8 – Outgoings (Clause 3.1.3) All water usage & supply costs adjusted for the period of tenancy All telephone & television antennae connections No charge for water Other (specify) The Property is not individually metered for a service; the Tenant must pay an apportionment given Limit of the cost of the service as set out below:								ent or the excess of a		
	Utilities									
	Can a representative give you a call to arrange the connection of utilities to the property? Yes No Please note the agent and landlord take no responsibility in locating meter numbers, NMI numbers, lot numbers or any other information if a utility company is unable to connect any service due to missing information. The tenant acknowledges that no compensation will be given if utilities are not connected on time. The landlord or agent are not responsible for any actions required by the tenants utility company or provider, ie turning main switches off or being present during connections.									
ITEM 9 - Insurance	The Tenant must	effect and mair	ntain the follo	wing in	surar	nce policy d	lurin	g the Term:		
(Clause 3.1.13)	☑ Contents Insurance (cover for tenant contents and property)									
ITEM 10 — Other Conditions	Other persons permitted to reside in the Premises:		□No No: 1 I		Name(s): Charlie Comerford (2		arlie Comerford (28)	rs)		
	Pets Approved: (Clause 3.2.11)		□Yes ☑No	No:		Type(s):		Breed(s): (if applic	able)	
	Repair Instructions:		☑ Always Contact Agent							
	Additional Conditions:		See Annexure As Detailed Below							

RESIDENTIAL TENANCY AGREEMENT

Terms and Conditions



1 Agreement	The Landlord agrees to rent the Property to the Tenant In accordance with the terms and conditions of this Agreement.						
2 Definitions and	In this Agreement, unless a contrary intention appears:						
Interpretation	2.1 "Act" means the Residential Tenancies Act 1995;						
	2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule; 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;						
	2.4 "Landlord" means the person or organisation specified in Item 2 of the Schedule;						
	2.5 "Premkes" means the premises the subject of this Agreement specified in Item 4 of the Schedule;						
	2.6 "Property" means the Premises and the Ancillary Property (if any);						
	2.7 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;						
	2.8 "Security Bond" means the amount specified in Item 7 of the Schedule;						
	2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;						
	2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.						
	The singular includes the plural and vice versa and references to natural persons include corporations and vice versa.						
	Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.						
3 Tenant's Rights	3.1 Subject to the provisions of the Act the Tenant must:						
and Obligations	3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant						
and obligations	notice in writing setting out an alternative method;						
	3.1.2 pay the Security Bond to the Agent;						
	pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specific						
	in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;						
	to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Propert						
	3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of the						
	Agreement;						
	3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been expected.						
	on the day of collection and retrieve it as soon as possible after it has been emptied;						
	regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard applied at the commencement of the Term;						
	3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing						
	drainage system on the Property;						
	3.1.9 use the Premises solely as a place of residence;						
	3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee						
	the Tenant;						
	31.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the						
	commencement of the Term, together with details of any disputed item on that inspection Sheet;						
	3.1.12 where the Property includes a swimming pool or spa:						
	3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimmir						
	pool or spa;						
	observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the corre						
	chemical levels;						
	3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;						
	3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, bein						
	damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required.						
	31.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord						
	the Agent a certificate of currency for that insurance;						
	3.1.14 Indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement						
	by the Tenant or any negligent act arising from the Tenant's use of the Property:						
	3.1.14.1 this indemnity includes without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to propert						
	3.1.14.2 this indemnity survives the expiration or termination of this Agreement.						
	3.1.1.5 Maintain all appliances on the property including cleaning air conditioner filters at least every 6 months, dishwasher filters on a daily basis. Ti						
	tenant acknowledges that any repairs required as a result of neglect or abuse of any appliances will be paid for by the tenant.						
	3.2 The Tenant must not without the prior written consent of the Landlord:						
	3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;						
	3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs						
	screws or fixing any adhesive material to any part of the Property);						
	3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended						
	purpose;						
	3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;						
	3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;						
	3.2.6 remove or alter any fixture or device on the Property;						
	3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immedia						
	vicinity of the Property;						
	3.2.8 assign this tenancy or sublet the Property;						
	3.2.9 affix any television antenna, cable TV or satellite dish to the Property;						
	3.2.9.1 it is acknowledged by the Tenant that the Landlord and/or the Agent do not represent or quarantee that a telephone line or a						
	aerial is connected to the Premises, even if one or more telephone / aerial plugs is located in the Premises;						
	install any air-conditioning unit on or in the Premises;						
	3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;						
	3.2.11 Reep any animals (including repoties, markinas, birds, poolity or 181) on the Premises or left anywhere in or near the Premises other than						
	an agreed parking place;						
	3.2.13 place any advertisement, notice or sign on or in the Property;						
	3.2.14 Interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with t						
	Landlord's or the manufacturer's instructions;						
	32.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain						
	the Property for more than fourteen (14) days;						
	32.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any ke						
	device or updated security code to the Agent as soon as practicable;						
	3.2.17 cause or permit smoking within the Premises.						
	3.3 Where the Premises are a unit or lot under the Strata Titles Act 1988 or the Community Titles Act 1996 or are comprised in another form of multip						
	dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By-Laws of the Corporation made under that Act, or (
	regard to other premises) of any Articles or Rules that apply and in particular must not:						
	park any motor vehicle or motor cycle in any place other than an allotted parking space;						

SC

Page 2 of 5

	3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose; 3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;							
	3.3.4 hang washing anywhere other than in areas provided for that purpose;							
	3.3.5 use any communal laundry outside the times set by the Corporation.							
4 Landlord's Right of	Subject to the Act, the Tenant must allow the Landlord and/or the Agent to enter the Property in the following circumstances:							
Entry	4.1 immediately in the case of emergency; 4.2 to inspect the Property or for any other purpose at any reasonable hour after giving the Tenant not less than seven (7) days nor more than fourteen (14)							
	4.2 to inspect the Property or for any other purpose at any reasonable hour after giving the Tenant not less than seven (7) days nor more than fourteen (14) days prior written notice;							
	4.3 at a previously arranged time, but not more than once every week for the purpose of collecting the Rent;							
	 4.4 to carry out repairs or maintenance at any reasonable time after giving the Tenant not less than forty eight (48) hours notice; 4.5 for the purpose of showing the Property to prospective tenants at any reasonable hour and on a reasonable number of occasions during a period of 							
	twenty eight (28) days prior to the end of the Term, after giving the Tenant reasonable notice;							
	4.6 for the purpose of showing the Property to prospective purchasers at any reasonable hour and on a reasonable number of occasions, after giving the							
	Tenant four (4) days notice for scheduled "opens" and twenty four (24) hours notice for "inspections by appointment"; 4.7 with the consent of the Tenant given at or immediately before the time of entry.							
5 Landlord's Rights	5.1 Subject to the Act, the Landlord must:							
and Obligations	5.1.1 provide the Property in a reasonable state of cleanliness; 5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the							
	5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant							
	of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;							
	5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property Is reasonably secure; pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the							
	Tenant and specified in Item 8 of the Schedule;							
	5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term. 5.2 The Landlord must not:							
	5.2 The Landlord must not: 5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;							
	5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without							
	the Tenant's written or verbal consent. 53 Subject to the Act, the Landlord may increase the Rent and Security Bond at any time during the Term, even if this Agreement is for a fixed term.							
6 Termination and	The Landlord and Tenant agree:							
Holding Over	6.1 this Agreement may only be terminated in accordance with the Act;							
	6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever:							
	6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least							
	fourteen (14) days before a notice of termination can be given;							
	6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;							
	6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's							
	reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;							
	6.6 the Landlord may charge the Tenant for processing an application for consent to sublet the Property.							
7 Privacy Act 1988	7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's							
	agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.							
	7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both							
	existing and potential, as well as to tradespeople, owners corporations, government and statutory bodies, other agents, and to third party operators							
	of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may also be disclosed to other							
	agents and third party operators of tenancy reference databases.							
	7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the <i>Privacy Act</i> 1988.							
	7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this							
- V	Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out-of-date.							
8 Other Conditions	This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.							
9 General	9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.							
	9.2 If any provision of this Agreement shall be found by a court of competent Jurisdiction to be invalid or unenforceable in law, then in such case the							
VECUTED AC AN AC	parties hereby request and direct such court to sever such provision from this Agreement.							
XECUTED AS AN AG	of_November_ 20_19_							
he Tenant(s) acknow								
Information Drock	Pagidantial Tangarias Act ands)							
Inspection Sheet (2 A copy of this Agre	copies) Instruction Manuals (Number)							
A copy of this Agre	ement Strata Articles/ Community Title By-laws							
Additional Condition	ons Annexure Statutory Notice for Short Term Tenancy Ceipt Other							
	1 A							
gned by the Tenant	Signed by the Tenant							
gried by the rename	Jighed by the rename							
anant Name Susan	Comerford Tenant Name							
Enant Name _503an	Tenant Home							
aned by the Tenant	Signed by the Tenant							
gried by the Tellatit	Signed by the Tenant							
anant Name	Tenant Name							
ELIGITE INGUISE								
igned by or on behalf	of the Landlord(s)							

INITIALS (

RESIDENTIAL TENANCY AGREEMENT



Annexure

ITEM 10 - Other
Conditions
ADDITIONAL
CONDITIONS

Property Condition, Repairs and General Upkeep

- **1. Pets at the Property-** Should the landlord have granted permission to keep pets as indicated in 'ITEM 10 Pets Approved' of this Agreement, the following conditions apply for the duration of this tenancy, and any renewal or extension thereof
 - a) To keep the yard clean and free from animal faeces
 - b) The tenant(s) agree to clean up any rubbish/items scattered by the pet
 - c) In the event of any fleas or flea eggs being present as a result of the animal, the tenant(s) will arrange for flea fumigation of the property prior to vacating the premises at tenant cost
 - d) The tenant(s) will not allow the animal inside the residence at any time
 - e) The tenant(s) will repair any damage to the premises caused by the animal, and will also protect and immediately rectify any damage caused to garden irrigation systems and fittings.
 - f) The tenant(s) agree to replace plants or vegetation damaged or destroyed by the pet directly, or indirectly (ie. Plants died because garden irrigation system was damaged by pet)
 - g) Other than any pet listed above and approved by the owner, we will not keep any other animals of any kind on the rental premises, (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals
 - h) The tenant(s) agree that this agreement is only for the specific pets described in 'ITEM 10- Pets Approved' and we will not harbour, substitute or "pet-sit" any other pet, and we will remove any of the pet's offspring within 45 days of birth (should this occur)
 - The tenant(s) agree not to leave food or water for the pet outside the premises where it may attract other animals and/or insects (ie European Wasps)
 - j) The tenant(s) agree to abide by all local, city or state laws, licensing and health requirements regarding pets, including vaccinations
 - k) The pet shall not cause any sort of nuisance or disturbance to neighbours. Noise, day or night, must not disturb others. We agree to do whatever is necessary to keep our pet from making noise that would annoy others, and we will take steps to immediately rectify complaints made by neighbours or other tenants

The tenant(s) understand that failure to comply with these terms shall give the owner the right to revoke permission to keep the pet, and is also grounds for further action and possible eviction.

- 2 Ovens/Stove Tops- must be regularly cleaned and not allow a build up of burnt on food.
- 3. Cleaning of Tiles Areas- all tiles areas (shower recess etc) must be regularly cleaned to not allow build-up of dirt/soap scum
- 4. Filters- wall & room air-conditioner filters, vents & exhaust fan covers must be regularly cleaned at least every 3 months.
- 5. Oil drip trays must be used at all times on driveways, carport and garage floors. Further, and oil stains or spillages must be cleaned up immediately.
- 6. No Smoking Policy- The Tenant agrees there will be no smoking inside the home at all times. Any costs for deodorising, cleaning or repairing due to smoke stains, burn marks, or smells will be at the Tenant's expense.
- 7. Water Restrictions and Lawns/Garden- all gardens and lawns must be watered as per current water restrictions. Lawns must be regularly mowed, gardens maintained and weeded.
- 8. Unauthorised Vehicles- The tenant(s) agree to not allow unregistered vehicles/car bodies to be kept at the property
- 9. Vehicle Parking- Vehicles cannot be parked on lawns or gardens, but only in designated car spaces/at the roadside. The tenant(s) agrees not to allow a build-up of rubbish.
- 10. Chopping Boards- chopping boards must always be used on kitchen bench tops.
- Picture Hooks- The tenant is aware that no fixtures (eg picture hooks, nails) can be added without prior permission, and that at no time can blue tac/sticky tape or adhesive be used on walls.
- 12. Pot Plants- due to a high risk of carpet damage, no pot plants (even with bases underneath) to be placed onto carpets.

Paying Rent

- 13. Zero Tolerance to Rent Arrears- the tenant understands that ALEXA Rentals does not accept late payment of rent. Should rent arrears occur 3 times or more during the tenancy, the lease may not be renewed at renewal time. If the tenant believes they may fall into arrears at any time, the tenant agrees to inform ALEXA Rentals before the late payment occurs.
- 14. Dishonoured Cheques- Should the Tenant present the Agent with a cheque as payment which is subsequently dishonoured by the bank due to insufficient funds, a fee of \$55.00 will be charged to the Tenant.

Vacating and Breaking Lease

- 15. Carpet Cleaning- The Tenant acknowledges that the carpets have been cleaned before commencement and are to be cleaned by the Tenant upon vacating the premises. Further, they must be kept reasonably clean during tenancy.
- **16.** Final Inspection- The Tenant acknowledges that upon vacating, a final inspection cannot be conducted until all of the Tenant's possessions are removed, the property is cleaned and the Tenant is in a position to hand the keys back to the Agent. The Tenant will be responsible for paying rent until all of the above requirements are satisfied.
- 17. Cleaning. The tenant acknowledges that the house has been cleaned at the beginning of a tenancy and agrees to have it cleaned upon vacating. This includes all kitchen, bathroom and other areas. Windows, blinds, curtains washed inside and out. All outside areas, walls and inside cupboards washed. All weeds must be removed from garden areas, lawns and pavers and all outside concrete and paving areas swept.

- **18.** Vacating Notice- when vacating, we can only receive notice in writing. If giving 21 days notice on a non-fixed term agreement, the 21 days notice starts when the notice is received by the agent.
- 19. Breaking a Fixed Term Agreement- the tenant agrees that when breaking a fixed term agreement, they will:
 - a) Pay Rent until a new tenant is secured
 - b) Pay a letting fee (maximum 2.2 weeks rent) and advertising costs- payable pro-rata
 - c) Continue to water and maintain any gardens/lawns and keep swimming pools/spas cleaned and maintained until a new tenant is secured

General

- 20. Landlord Contact- please note that landlords at no time may be contacted.
- 21. Repairs and Emergencies- The Tenant agrees that maintenance requests must be submitted to the Agent in writing. Tenants are not to engage a contractor on the Landlord's behalf or the Tenant will be liable for all costs incurred. In the case of an emergency, the Tenant must contact the Agent. For After Hours emergencies, refer to the Emergency Card supplied at the tenancy start.
- 22. Utility Connections and Day/Night Tariffs- The Tenant is responsible for arranging their own utility connections and disconnections. Should the property have an electric hot water service, the Agent suggests that the Tenant enquires about the "day/night tariff" switch for the hot water service. This switch is generally located in the electric meter box or next to the hot water service. Further information regarding the various tariffs may be obtained from ETSA. The tenant agrees to release the landlord and agent from any financial losses or inconveniences suffered due to a utilities company being unable to locate the property or locate the property meter. No compensation can be granted in any form due to utilities not connected in time this is totally the tenant's responsibility.
- 23. Property for Residential Use Only- The Tenant agrees not to operate any business from the premises without prior written approval from the Agent.
- 24. National Tenancy Database Lodgment- should the tenant breach their agreement/ not rectify the breach, leave the tenancy with monies owed the tenant(s) understands and agrees that their personal details will be lodged on two National Tenancy Default Internet Databases (TICA.com.au and NTD.net.au.) This will seriously hinder future rental accommodation prospects.
- 25. Subletting- Only those indicated on the application can reside at the premises. Sub letting to another person is prohibited without receiving permission first. An application form must be completed before approval or non-approval of any additional person(s).
- 26. Smoke Alarms- The smoke alarm/s must be checked weekly. The battery cannot be taken out at any time, unless it is being replaced with a new battery. If the battery needs to be replaced, please purchase another battery and replace accordingly, and the receipt can be handed in for reimbursement. Otherwise, please contact ALEXA Rentals if you are not able to do this.
- 27. Phone Connection- The tenant agrees that if a landline phone line is intact at the tenancy start, they agree to further leave it intact upon vacating (ie- keep the phone line connected). The landlord is not responsible for connecting phone lines or television points. The tenant can, with written permission, install these items at the tenant's own cost.
- **28. Property Manager Availability-** your property manager is available should you require to discuss anything. However we insist an appointment be made prior and most things can be handled by phone or email.
- 29. Landlord Mail- all mail addressed to the landlord must be forwarded to the agent as soon as possible
- 30. Routine Inspections and Photos- The Tenant agrees to allow entry to the premises for the purpose of routine inspections. Inspections are conducted during business hours (9am until 5pm, Monday to Friday) only, with the correct prior notice being provided to the Tenant. No alternative times will be negotiated. Further, the tenant gives permission for photos to be taken of the grounds, repairs required and any recommendations or improvements needed.
- 31. Misplaced Keys- Tenants requiring access to the property due to loss or misplacement of keys already provided, you may collect master keys from the office and return them during business hours (gam until 5pm, Monday to Friday). After hours, the Tenant is to arrange a locksmith at the Tenant's own cost.
- 32. Sight unseen 1. All Parties agree that tenants have declined to view at their own choosing and chose to sign the lease on the subject property sight unseen for their convenience. Furthermore, parties acknowledge that tenants will be fully obligated to all provisions of the lease agreement should they not take occupancy of the property. 2. Tenants further agree that any maintenance shall be done as required by the lease agreement and not the preferences of the residents since tenants agreed to take property sight unseen. 3. The tenants acknowledge that the property is only represented through the pictures and statements provided in the lease. The agent makes no warranties expressed or implied other than those stated explicitly in the lease agreement. 4. The tenant acknowledges that the property was viewed by Charlie Comerford on behalf of Susan Comerford on Saturday 16/11/2019.
- 33. Kitchen powerpoints The tenants acknowledge that they have been made aware that there is no power point in the central bench in the kitchen and further acknowledge and agree that a power point will not be installed by the landlord. No permission will be given for the tenant to install at any time.

I/We the Tenant(s) have read this addendum to the Residential Tenancies Agreement and accept and agree to the conditions contained herein.

Signed by the Tenant	Mouse.	Dated 24 / 11 /2019
Tenant Name _Susan Comer	ford	_
Signed by or on behalf of the	Landlord X Rose	☑ Agent as Authorised □ Landlord