

Jtech Property Management Pty. Limited.

26 Unley Road,

Unley 5061

South Australia

Telephone: W: 08 8383 6202

AH: 08 8383 6187

Mobile: 0431 540 282

**Maximum Number of Occupants:** 10 (including children)**Arrival and departure times**

Arrival time is after 2:30pm

Departure time is before 10:30pm

These times can be altered by mutual consent

Cancellation Policy

When you book with us, we hold the property for you exclusively. Therefore, unfortunately if you cancel we may have to charge you.

1. Over 1 month in advance – full deposit refunded
2. Less than 1 month but more than 14 days – Forfeit 100% deposit (if unable to fill date).
3. Less than 14 days – Forfeits total amount

Deposit

- 25% of total booking cost to be received on booking. Remainder to be received 14 days before date of stay.

Method of Payment

- PayPal
- Credit/Debit Card (MasterCard or Visa)
- Bank transfer
- Cheque
- Cash

Conditions

A Residential Tenancy Agreement allows a tenant to take 'possession' of a property for a limited period of time on certain conditions, including the payment of rent.

A tenancy agreement can be written, verbal or even implied - it does not need to be in writing to be binding.

The Residential Tenancy Agreement (and terms and conditions) approved by the Office of Consumer and Business Affairs – Government of South Australia. is utilised by Jtech Property Management Pty. Limited.

Jtech operates a Residential Tenancy Fixed Term Agreement.

A fixed term tenancy - an agreement (written, verbal or implied) for an indefinite period until it is lawfully terminated by either party or by the Residential Tenancies Tribunal.

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**Guests Obligations**

- Maintain noise to a reasonable level and, in particular, between 10pm and 8am
- Comply with parking regulations and show consideration to neighbours and other vehicles
- Dispose of garbage and recycling in accordance with the usual practice at the property and in the allocated bins. Guests must not leave excess rubbish in common or public areas;
- Notify the Manager of any complaints as soon as is practicable
- Minimise their impact upon the residential amenity of the neighbours and local community.
- Be responsible for their visitors
- Respect the residential amenity of the property and neighbours
- Maintain the security of the property
- Abide by any noise abatement order issued by police or any regulatory authority
- Refrain from engaging in any drunken, obscene or antisocial behaviour.

Condition of premises

At the beginning of the tenancy two copies of a Residential Property Inspection Sheet are provided to the tenant. The purpose of the inspection sheet is to record the condition of the premises and the contents at the commencement of the tenancy. The tenant should check, detail any variations, then sign and return the inspection sheet.

Security Bond

A Security Bond should be paid by a tenant as a form of guarantee for the landlord against breaches of the Residential Tenancy Agreement this amount is \$300. If there is any damage (accidental or otherwise) the tenant is responsible for the first \$300, this is owed by the tenant to the Landlord in the event of a security bond not being paid prior to a short stay let.

Routine Inspections (for fixed term tenancies over 1 month in duration)

Every rental property under our management is inspected internally on a regular three monthly basis during the tenancy. Tenants are given a minimum of seven days written notice prior to a routine inspection. When conducting your routine inspections, some of the items we assess include:

The manner in which you maintain any lawns and garden areas.

The general appearance and tidiness of the interior and exterior of the property.

The cleanliness of the oven and griller, bathrooms, toilets, carpets/floors coverings, light fittings, bench tops and surfaces, exhaust fans, mirrors, curtains, windows and fly-screens etc.

Services & Utilities (for fixed term tenancies over 1 month in duration)

At the commencement of your tenancy, you should arrange to have the electricity, gas and telephone connected and transferred to your name.

Upon vacating the property it is the responsibility of the vacating tenant to arrange final meter readings and disconnection of the above services as well as an Australia Post re-direction of mail to their new address.

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Rates, Taxes & Water



The landlord is obliged to pay council rates and land tax charges.

Repairs

It is the tenant's responsibility not to intentionally damage the property and to keep it clean and tidy. Any damage or routine repairs should be reported to our office during normal business hours.

Repairs and maintenance due to fair wear and tear is the landlord's responsibility. If the fault is due to negligence on the tenants' part, the tenant will be held responsible for the repair costs.

Our company will not accept responsibility for the payment of accounts for any repairs undertaken without our prior approval.

Only genuine after hours emergencies such as a burst water pipe, electrical breakdown etc. should be directed to our after hours service. The tenant will be held liable for the cost of after hours service fees, should the nature of an after hours attendance be regarded as non-urgent.

Tenants must not make any renovations, alterations or additions to the premises without first obtaining written consent from our office.

Pets

The keeping of pets is permissible in line with Federal and State Government and local council's guidelines for the type, breed and number of pets allowable in the residential property.

If there is damage by pets, the tenant will be held responsible for the repair costs.

Gardens & Lawns (for fixed term tenancies over 1 month in duration)

You are required to keep gardens and lawns tidy and free from rubbish. This includes regularly watering and mowing of the lawns and the trimming of lawn edges, the regular weeding of garden beds and generally keeping the garden in order. No household rubbish (such as empty bottles, cardboard cartons etc.) or garden debris should be allowed to accumulate around the property.

Carpets (for fixed term tenancies over 3 months in duration)

Tenants are required to have the carpets cleaned at the end of your tenancy.

On leaving (for fixed term tenancies over 1 month in duration)

In preparing to leave make sure that the property will be left clean and tidy. Carpets/floors coverings, walls, woodwork, light fittings, bench tops and surfaces, exhaust fans, curtains, windows and fly-screens should be cleaned. Special attention should also be paid to cleaning the bathroom, laundry and toilets when preparing to vacate. Also ensure that any lawns are freshly mowed, garden beds are weeded and all of your belongings and any household rubbish (such as empty bottles, cardboard cartons etc.) or garden debris is removed from the property prior to the final inspection.