



## Investment Property, Real Estate & Rural Land For Sale in South Australia

Information sheet for Prospective Tenants for Properties at North Shores Wallaroo

Thank you for applying for one of the properties we manage at North Shores Wallaroo. Please see the following information to advise of some of the terms and conditions of rental.

1. Tenants need to apply on line on the form 1 ( red dot ) on the front of the realestate.com.au advert for the property. All security and information documents will need to be supplied as requested on the application form.
2. Once we have received the application form a decision will be advised as soon as possible by email. We will also ring you if we have any further questions in regard to the application.
3. If no email address is available we request you commence an email address with a gmail account with google, our system will not respond to Hotmail.com as it often sees it as spam.
4. Please note all tenants are charged for water supply charge and water usage charge as per the sheet from Residential Tenancies attached.
5. Bonds will be six weeks of rent, paid to Residential Tenancies.
6. Two weeks Rent will need to be paid in advance plus the bond at least 4 days prior to receiving keys to the property you have been accepted for as tenants.
7. We suggest you make arrangements to pay a fee of \$10.00 per week when you pay your rent to ensure you are in front of any water charge for the property. You will need to pay the supply charge every 3 months and the water usage will be calculated and you will be advised if you have a credit or debit in regard to water usage and supply charge as per the lease: eg,. If you pay fortnightly – pay an extra \$20.00 or if you pay monthly then you will need to pay \$50.00 to allow for 52 weeks a year.
8. All rent and other money is to be paid by EFT bank transfer or direct debits. No cash, cheques or credit cards are accepted..
9. All correspondence for the property is advised by email, as are all requests for repairs or any problems, unless it is an extreme urgency. We do not accept requests for repairs by texts or phone calls.
10. Please remember the electricity and telephone and Foxtel, etc are all your responsibility and the landlords are not responsible for any of these charges including installing a land line if there has not been one installed in the property previously. If there is we will advise the previous phone number if possible.
11. Please note we will undertake 3 monthly inspections. However, if there are problems we will come to the property to discuss anything with you that is required.
12. You, as tenant, are responsible to maintain the exterior of the property including any garden or lawn and these will be inspected at the quarterly inspections as well as the home.
13. Any requests for extra items at the property will need to be in writing (email) and we will then forward requests to the landlord. However, they may take their time answering.
14. If you have gas at the house you will be renting, you will be supplied with gas to move in. However, you are expected to leave the gas bottles full on vacating the property. The rental of the gas bottles will be paid by the landlord and we suggest you arrange your gas from Origin Gas as per the magnet supplied with the copy of the lease.
15. Professional Carpet Cleaning of any carpets is expected on vacating the property. It is important on leaving the property that the exterior of the property as well as the interior of the property is cleaned, including the removal of all weeds, etc. from the garden.
16. We are happy to discuss any of the above detail. However, some items cannot be changed.

Patricia Hautop Manager

**Lifestyle Property Consultants Pty Ltd**

RLA 184626 ACN 082 497 881  
Phone: 0408 000 844

Post: PO Box 6114 Halifax Street, Adelaide SA 5000

Email: [patricia@lifestyleproperty.com.au](mailto:patricia@lifestyleproperty.com.au)