

Annexure (B)

**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:
	<p>The tenants acknowledge and are aware that the agent is not responsible for the safety and security of pets during inspections or maintenance visits. The tenants must ensure that dogs are held in a secure location that will not prevent the agent or tradesperson accessing all areas of the property during the inspection. The agents or tradespeople are not responsible for pets escaping the property.</p> <p>The tenant is aware and acknowledge that it is essential for Routine Inspection if no tenants are at the property that all door and windows be locked prior to the inspection. The agent will lock any doors and windows opened during the inspection by the agent. All deadlocks will be locked following the inspection so tenants are to ensure they have a full set of keys to re-enter the property.</p> <p>The agent or tradesperson will not conduct repairs or an inspection where minors are left unattended. An adult must be present during inspections and or maintenance visits where persons under 18 are in attendance.</p> <p>The tenants acknowledge and are aware that during routine, maintenance or final bond inspections, maintenance work by contractors and re-letting appointments to show prospective tenants through the property, it is the current tenants responsibility to ensure all valuables are locked away.</p> <p>The tenants are aware and acknowledge that they are not permitted to store wood/cardboard for long periods of time in or around the exterior of the property to prevent insect infestation.</p> <p>The tenants are not permitted to use mattresses on the floor without a proper base as mould can be created from lack of ventilation under the mattress causing damage to floors and carpets.</p> <p>The tenants are aware and acknowledge that should they report any maintenance to which a contractor is arranged and where no fault is found or the maintenance problem is as a result of tenant fault or operator error, the cost of this call out will be charged to the tenant. Ie. Re-light hot water system.</p> <p>The tenants are not permitted to store or keep unroadworthy vehicles at the property without the owners consent.</p> <p>The tenant has permission for animals to be kept at the property as per the following form 'Special Conditions for a Pet Annexure' .</p> <p>The tenants are aware that they are required to notify the strata company when they intend moving large items or furniture in or out of the property.</p> <p>The tenants are aware and give permission for notices from Intelligence Property Management to be delivered to the tenants supplied email address. The tenants must keep Intelligence Property Management informed of any changes to this address. One main address must be supplied for all contacts.</p> <p>Tenants are aware and acknowledge that if the garden beds are mulched upon the start of the tenancy they are required to freshly mulch the gardens upon vacating the property at their expense.</p> <p>The tenants are aware and acknowledge that they must not put pot plants directly onto surfaces such as flooring or benchtops without providing a saucer or similar to prevent permanent staining to surfaces. Any staining will be at the tenants expense to rectify.</p> <p>Tenants must apply felt/protectors to the bottom of all furniture to prevent scratching/damage to Wooden/hard floors. Hard floors other than tiled floors must not be cleaned with a 'Steam mop' as this can damage glues/wood. Wooden floors must be cleaned with a minimum use of water such as the 'microfibre dry mops' and must be dried as soon as possible to prevent possible water ingress to the floor coverings.</p> <p>The tenants are aware and acknowledge that in order to run the motor for the Jet Spa Bath the water must be well over the level of the outlet & inlet points inside the bath or damage to the motor will result and the tenant will need to pay for any repairs to the motor.</p> <p>Office Chairs on Castors can cause considerable damage to any type of flooring, including wooden floors, carpets and tiles. Tenants are aware and acknowledge that they are required to protect all flooring with appropriate mats/rugs underneath and it is recommended that tenants check under the mats regularly to ensure the mat/rug is correctly protecting the floors. Any damage to flooring will be rectified at the expense of the tenants.</p> <p>The tenants are aware and acknowledge that air conditioners with a ceiling filter cassette that requires cleaning from time to time to maintain the air conditioner function.</p>

SIGNATURES