

ADDITIONAL CLAUSES

RE PROPERTY AT: _____

TENANCY

Tenancy begins at 12 noon on the date tenancy begins.

PAYMENTS

We request that all rent payments are made by Automatic Payments. Your next rent is due on or before **and agree to keep rent paid in advance at all times.**

BONDS

Bond Transfers, if agreed by the Landlord, must be completed within seven days of the commencement of the agreement. **If not completed within this time the tenant agrees to pay the sum owing in cash immediately.** On termination of tenancy – final rent will not be deducted from Bond.

COLLECTION COST

The tenant agrees that in the event that any Tribunal, court or collection fees payable as a result of any default in this tenancy, the tenant will be liable for those fees and charges.

MAINTENANCE

The tenant shall replace all glass, windows, mirrors for intentional damage or careless damage but not general wear and tear, light bulbs, fuses, tap washers in the premises as they wear out, or are broken.

VENTILATION

The tenant shall ensure that the premises receives adequate ventilation and is responsible for the prevention and removal of mould and mildew if and when it occurs.

QUIET ENJOYMENT:

In consideration of the right to neighbouring home dwellers to the quiet enjoyment of their own properties. Loud music, parties and any excess noise will not be tolerated by the landlord and could result in the termination of the tenancy.

Contact Noise Control directly if you have any problems with neighbour noise on Actionline 09/486 8600

VEHICLES

No immobile/unwarranted/unregistered/dismantled vehicles to be parked on the property. Nor will any car restoration/dismantling work other than minor maintenance be carried out on the property.

PICTURE HOOKS

Only picture hooks to be used. No blue tac, screws, cellotape or other damaging material be used on any walls, doors or ceilings in the premises.

SMOKERS

The tenant and or their visitors **have permission/do not have permission** of the Landlord to smoke inside the premises.

CARPETS

The Tenant hereby agrees that all carpets will be commercially cleaned at the tenants cost upon termination of their tenancy. If this is not complied with the Landlord has the right to arrange for the cleaning to be carried out and the cost deducted from the tenants Bond.

DRAINS AND PESTS

The Tenant shall keep all drains, water pipes and sinks free of obstruction and shall keep the premises pest free and shall compensate the Landlord for any drain clearing (due to misuse) fumigation of pests as may be necessary.

Where a wastemaster is provided only small amounts of food at one time should be put down in intervals with cold water running before the unit is turned on. No onion skins, egg shells, tea bags, coffee grinds, cigarette butts, banana skins or bones down the unit.

REMOTES AND SWIPE CARDS

Tenant responsible for the replacement of lost or damaged remotes and/or swipe cards.

CHIMNEY

Check all chimneys and flues prior to first use.

POOLS

Daily Care: Ensure pool water level is kept half way up the skimmer mouth (white square box on the side of the pool) to be topped up with the garden hose.

Weekly Care: Clean Skimmer basket.

General Care: Use on recognized pool toys. No animals or sharp objects in pool. Pool utensils used only to clean pool. Any fault or problem must be reported immediately to owners representative.

INSPECTIONS

A. The Tenant acknowledges that they have been notified that an initial inspection will be done by Papamoa Realty Ltd within one month and have received an inspection form.

B. Two monthly inspections are completed by an independent contracted by Papamoa Realty Ltd who will contact you directly regarding appointments. These inspections will be done between the hours 9am to 5:30pm Monday to Friday only.

Acknowledgement: I/We acknowledge that this Tenancy Agreement has been explained fully and that you are fully aware of all your responsibilities as a tenant.

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Papamoa Realty Ltd
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Date

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Tenant
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Date

Tenants please note

By entering into this agreement you agree that your personal details, and an assessment regarding your fulfilment of basic tenant responsibilities (ie pay the rent, keep the dwelling and grounds tidy, be considerate of neighbours, leave the dwelling and grounds tidy) may be added to an internet based tenant website, accessible by members (comprising of other landlords) on a subscription basis. This assessment can only be used for the purpose of evaluating you for future tenancies. Under the Privacy Act 1993 you have the right to see the information held about you by any credit bureau or tenant database, and to correct it in accordance with the Privacy Act.

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Landlord
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Date

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Tenant
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Date

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Tenant
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Date

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Tenant
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Tenant
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Date

GENERAL INFORMATION

Emergency	Fire • Police • Ambulance	111
Telecom	Customer Service	123
	Directory	018
	Faults	120
	Operator – National	010
	Operator International	0170
Contact Energy (Gas)	Customer Service	0800 809 000
Trust Power	Customer Service	0800 878 787
Tauranga City Council		577 7000
Tenancy Services	195 Devonport Road, Tauranga	0800 336 262

Please Note:

It is the tenant's responsibility to have power connected prior to commencement of tenancy.