



Lynette Butler, The Property Shoppe

TERMS AND CONDITIONS – Landlord Contract

IN CONSIDERATION of the Agent placing my/our property on your rental lists and endeavoring to secure a tenant for the property described herein, I/We hereby authorise you to act as my/our Agent in arranging the lease on terms and conditions hereinafter set forth with respect to the property owned by me/us and described in the details of the property to be managed above.

1. To arrange new tenancies as the necessity arises, and to sign tenancy agreements on my/our behalf.
2. Collect all rents owing from time to time on aforesaid property and to pay out within the first 4 working days of each month.
3. To review rents regularly, to reasonably reflect current rent levels and consider market conditions.
4.
 - a) To inspect the property at the beginning of each new tenancy.
 - b) To inspect the property 4-6 weeks into each new tenancy.
 - c) To inspect the property at termination of each tenancy before refunding of Bond.
5. To carry out and deduct from my account any repairs, maintenance and charges on the property that may from time to time become necessary.
 - a) The cost of any one repair not to exceed \$..... plus GST.
 - b) After having obtained authority from me or my nominee
 - c) In any event you hereby authorized to carry out any urgent repairs that you consider might otherwise affect the well being and/or the rent ability of the property.
6. To appear at mediation and Tribunal hearings, in accordance with the Residential Tenancies Act 1986 on my/our behalf. I/We agree to be bound by any order made pursuant to such hearings. (Refer Terms and Conditions 8d)
7. To appoint, at your discretion, a debt collection agency to pursue outstanding debts from tenants. I authorise you to pay all associated fees on my behalf.
8. The Agent shall be entitled to be paid and remunerated for his/her services at the following rates:
 - a) On all rentals collected 5% plus GST, plus a monthly fee of \$65.00.
 - b) On arranging repairs, maintenance, renovations, authorised by me/us, paying Water Rates, Land Rates, insurance premiums, body corporate fees and other disbursements as instructed, a fee of 10% plus GST.
 - c) On visits to the property, a vehicle fee of \$.....
9. The application fee of \$20.00 payable to tenancy services charged to Landlord. Mediation and Tribunal attendance charges are made commensurate with the time and effort required. Minimum \$50.00.
Note: Only Mediation and Tribunal Hearings ruled in favour of Landlord are charged.
10. The owner is to ensure that each dwelling is fitted with a minimum of 2 smoke detectors and a fire extinguisher. The Agent can provide these at retail price plus \$20.00 pick-up/delivery fee (unfitted)
11. The Agent shall be entitled to deduct its fees for service and reimbursements for monies expended on my account, from any monies collected. Where insufficient monies are held I agree to reimburse you promptly.

