

The Victoria Apartments, 4 Pulteney Street, Taree

ROOM:

LENGTH OF AGREEMENT

- Length of agreement is week to week. Minimum stay is One (1) Month, should you decide to stay shorter than 1 month you WILL be charged for length of stay at our casual rate, currently \$250.00 per week. Rental References will be given after 3 months.

RENT

- Rent is \$ 170.00 per week, smaller internal room, or \$190.00 per week, larger balcony room, and MUST be in advance by one Week AT ALL TIMES, failure to do so may result in Termination. Rent includes electricity* and water. *Additional charges may occur if electricity is higher than fair use. Please note each unit is separately metered. Linen

Pack Required Y N

VACATING PREMISES

- Tenants must give 7 days written notice to vacate premises. • Keys are to be handed to On Site Manager between 9am - 5pm. Final inspection will be conducted within 48 hours after vacating and deposit (if applicable) refunded within 14 days into a nominated bank account. Forfeit of one weeks rent if vacate earlier than required notice. • If there are any outstanding charges, over and above the room deposit, i.e. cleaning/repairs you will be notified and charges will need to be paid IMMEDIATELY. Failure to do so WILL RESULT IN POOR RENTAL REFERENCE! •

Quiet Hours

- Between the hours of 8PM – 8AM, any excessive noise, visitors, or residents not in their own rooms, outside of these hours may result in immediate termination. AFTER 9PM NO NOISE - NO EXCEPTIONS

Zero Tolerance for Alcohol, Drugs & / or Abusive Behaviour

Accommodation will be refused to or revoked from any person who:

- Acts in an obviously intoxicated or disorderly manner whilst on the Apartment premises.
- Shows any signs of possible drug activity, such as excessive or unusual foot traffic to a particular room, or any other activity (especially in the middle of the night) deemed suspicious in nature in managements opinion.
- Displays any abusive behaviour which includes any verbal (swearing) &/or physical abuse.

In some cases, the police will be called to inquire and/or investigate. IMMEDIATE TERMINATION WILL RESULT - NO EXCEPTIONS AND FORFEIT OF ONE WEEKS RENT AND ROOM DEPOSIT.

SECURITY & SAFETY

- The resident is aware that there are security cameras throughout the premises and any illegal/suspicious behaviour may be referred to the Police and charges may be laid.
- The entry door is to remain CLOSED AT ALL TIMES. Anyone found leaving the door open or allowing others in outside quiet hours is in jeopardy of having their tenancy terminated.
- If you lock yourself out of room &/or building, please contact On Site Manager. Please note: repeat locks outs may result in \$10 charge to obtain entry.
- By signing this declaration the resident acknowledges that they have inspected the premises and will abide by the Apartment Rules. Failure to do so WILL RESULT IN IMMEDIATE TERMINATION and forfeit of one (1) weeks rent and room deposit.
- Tenant also acknowledges the Resident Agreement and Apartment Rules have been explained thoroughly and resident has been given a copy.

- TERMINATION may also lead to being listed on TICA the National Tenancy Database which may affect any future rental potential.

Resident Signature: Date:

Managing Agent Signature: Date