



## IMPORTANT INFORMATION FOR TENANTS

### Services

Connection of telephone, gas & electricity is the responsibility of the incoming tenant. The authorities handling these services need to be contacted by you, prior to occupying the premises, so that you do not inherit the previous tenant's debt.

### Repairs

Should you require any repairs during your tenancy, please contact our office via email [alan@munroayres.net.au](mailto:alan@munroayres.net.au).

If our office is closed, and an emergency repair is required (as defined in your lease) please contact the tradespeople listed on the second page of your lease.

### Arrears

Under the terms of your lease, you are required to stay 2 weeks in advance at all times.

If you are unable to pay the full rental on time, please contact our office immediately. If your rent should fall 14 days in arrears a "Termination Notice" will automatically be issued. A warning notice may not be issued.

### Noise

Please note that under the terms of your lease, you are required to keep noise to a minimum, particularly between the hours of 7.00pm to 7.00am.

### Insurance

It is your responsibility to insure your own contents (ie. clothes, television, linen, washing machine, etc), the Landlord only insures the building structure.

Your contents are not covered under the Landlord's insurance for flood, damage or theft.