



LEASE TERMS

1. BOND AMOUNT

Security Deposit is to be paid on/before the day you check in and will be refunded after completing the checkout formalities mentioned below in section 4.

2. RENT

Rent is payable in advance starting on the check-in day. **Failure to pay the rent on time will attract a fees of 15%.** The fee amount will be deducted from the security deposit. We suggest to schedule the rent payments to avoid the late fees.

Rent must be paid to the below account:

BSB: 012463 **Account Number:** 306585355 **Account Name:** SOLACE APARTMENTS

Message/Reference:

3. CHECKOUT / VACANCY NOTICE

If you wish to vacate the property, the vacancy notice should be sent 14 days prior to the intended last day to our email ~~admin@solaceapartments.com.au~~ Info@solaceapartments.com.au

If the notice period is not served, the deposit amount will be withheld.

Please mention your unit no. in all the communications.

4. CHECK OUT FORMALITIES:

- All personal belongings should be removed from the property (bedroom, kitchen, fridge, bathroom, living area, etc.)

- No garbage/trash should be left behind.
- Wash and handover all the beddings/blankets/pillows which was provided.
- Hand over all the keys including the security fobs.

5. SECURITY FOBS

Penalty of \$120 applies if you lose the security fob. It should be reported immediately.

6. CLEANING SERVICES

Weekly(3bed2bath) / Biweekly(2Bed2Bath) professional cleaning service is provided at the premises, however it is the responsibility of each and every tenant in the apartment to maintain cleanliness and hygiene.

Inspections will be held regularly to check the same. **If the premises are not kept clean, we will schedule a cleaning immediately at tenant's expense.** The amount will be deducted from the security deposit.

General Guidelines:

- Every occupant should participate in cleaning task by taking turns to keep the house clean and tidy and to avoid pest. It will also help in maintaining healthy environment.
- We can access the property anytime for inspections, maintenance or any other reason.
- No smoking, pets, alcohol, bad language, or drugs allowed on the premises.
- If you are using a computer to talk to your family in late hours, please respect those who wish to sleep by keeping the noise down.
- Report to property manager for any broken or malfunction things.
- Please do not leave your personal items unattended. Always lock your room anything lost or stolen is your responsibility.
- You are not allowed to download big files such as movies, games, and pirated software/movie onto Au stay IP address.
- No nails, hooks, adhesives or other fixings may be applied to any part of the house without permission.
- Fees/penalties can be deducted from the bond if we notice any damage to the property. E.g. If the wardrobe mirror breaks.
- Do not leave any personal belongings on the couch/T.V Unit or dining table.

Kitchen:

- You are provided with space in the fridge and cupboard which is to be shared between roommates.
- Empty rubbish bins every night to avoid pest such as cockroaches and also to keep out bad odour.
- Thoroughly clean plates, and dishes etc. with washing up liquid, straight after you finish using them. Do not leave this for later, even if you are in hurry. Manage your time so that you can always fulfil this duty.
- Wipe all the kitchen surfaces, kitchen bench, and table whenever it's not clean and it needs attention.

- Clean/wash up cooker at the end of the day including the extractor
- Sweep/Vacuum clean the floor when needed.

Bathroom:

- If the bathroom is wet after you use it, you are to mop the floor yourself.
- Always flush the toilet after each use and turn off the water taps properly, so that no water is dripping.
- Do not scatter your personal belongings (Brush/Paste/comb etc.) and empty the dust bin regularly.

Utility Area:

- Do not overload the washing machine beyond its capacity. If you are the last one to use wash machine, keep the machine door open to ensure air flow. Always clean the lint filter in the dryer before each cycle.
- Iron & ironing board – when finished with iron, turn off and unplug from the wall.

7. UNLOCK ASSISTANCE:

- In case the apartment / bedroom doors are locked by mistake, tenants are expected to come and collect the spare key at SOLACE office at below address

9, 66 Marsden St, Parramatta 2150

- For any reason, if tenant can not make it to the office, SOLACE team will come and help you unlock the doors. There is a standard fee of \$50 for this service.