

The Victoria Apartments, 4 Pulteney Street, Taree

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, that week in advance is then utilised when 1 weeks notice is given to vacate. Rent includes electricity* and water. *Additional charges may occur if electricity is higher than fair use. Please note each unit is separately metered.

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 12 hours after vacating and deposit (if applicable) refunded within 7 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, residents not in their own rooms, outside of these hours may result in immediate termination. AFTER 8PM 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 FORFIET OF ONE WEEKS RENT AND ROOM DEPOSIT.