



YAMBA ILUKA REAL ESTATE

Information for Prospective Tenants

To Apply For Tenancy

- Tenancy application form filled in, fully
- 100 points of identification
- Previous rental history in written form, including rental ledgers to be provided.

Upon Acceptance

- Deposit of minimum 2 weeks rent to be paid immediately, this will be allocated to your first two weeks rent.
- Bond, equivalent to 4 weeks rent, to be paid prior to keys being handed over, Bond lodgement form to be signed
- Tenancy agreement to be signed, length as negotiated
- Condition Report to be signed (**you have 7 days to complete the tenant section and return to the office – otherwise it is taken as written, as per the Residential Tenancies Act**)
- Photocopy of keys to be signed
- Residential Tenancies Checklist provided
- Organise for your power to be connected, and any other utilities that you require.
- Please note in relation to telephone/internet connections, the fittings within the building do not necessarily indicate that a phone line is available. Telstra now operates under the premise that if phones aren't connected at a property for 2 months, they allocate the line elsewhere and then charge \$300 to connect a line down the track. As property owners have no control over whether tenants connect phone lines or not, any telephone / internet line connection fee is payable by tenants.
- Television connections. Each property is provided with a free-to-air television aerial. This is fitted with a signal amplifier otherwise known as a booster, which must be operated by a power supply within the property. This power supply needs to be connected to the first TV point in the property (i.e. generally the TV point that is closest to where the aerial is on the roof). You need to plug in the power supply to an electrical socket and the small "T" socket connector into the TV point on the wall. This will then operate every television point in the property. Please note that property owners do not provide these power supplies. If you do not have one, they can be purchased from Cummings Bi Rite, the camping store, Mitre 10 or online. They come in 2 types, a 9V and 14V. In relation to Austar / Pay TV connections, before any fixtures are placed at a property, you must seek authority from the property owner in writing.

After Tenancy Commences

- **Within 7 days** of the start date of your lease, you must have completed and returned your condition report. If you have not done this within the required time, it is taken that you accept the condition report as per the copy we have provided to you. This document will be relied upon when you vacate the property.
- **14 days** after your start date the next rent payment is due. Rent must be paid in advance at all times.
- **Bin collections.** CBD area to Shores Drive, Angourie & Wooloweyah bins are collected early Tuesday morning. From Shores Dr out of town they are collected early Monday morning. Green bins are put out every week, Red & Yellow bins are collected on alternate weeks. Please refer to the council calendar which you can view on the council web page for Waste Services http://clarence.nsw.gov.au/cp_themes/metro/page.asp?p=DOC-BMM-64-56-61 or download <http://clarence.nsw.gov.au/page.asp?f=RES-GTX-81-75-46>