

Property Address: _____

Party Names: _____

I/We, as a party to the proposed contract request that special terms or conditions be inserted or altered with respect to the proposed contract as per the option we select below:

I/we, have provided special terms or conditions be inserted (see attached) and authorise them to be inserted into the contract.

My/our solicitors have provided in writing special terms or conditions which we authorise as an insertion or alteration to the proposed contract. (see attached)

I /we have been provided with special terms or conditions by Clark Real Estate and acknowledge that these have been drafted by a lawyer (see attached). I/we authorise such special terms or conditions to be inserted into the proposed contract.

Office use only: Legal Source

 Statewide Conveyancing

 Other: _____

Signed: _____

Clark Real Estate, and any employees of Clark Real Estate cannot draft special terms or conditions nor can they give advice regarding special terms or conditions. All parties to contracts are advised to seek the advice of their solicitors regarding any special terms or conditions they may wish to include in their contracts.

SPECIAL CONDITIONS FOR FORM 18A GENERAL TENANCY AGREEMENT

Clause 26 of the Agreement has been amended so that in addition to the normal requirements the tenant is required to do the following:

- ✓ *At the time of vacating the property, have the property professionally cleaned and provide a receipt to Clark Real Estate when handing back the keys.*
- ✓ *Pay for all water usage if the property is individually metered and the property meets water efficiency standards, or if the property is individually metered and does not meet water efficiency standards, pay for any water used over 40kl per quarter.*
- ✓ *Ensure that all furniture has a protective cover (eg felt pads) on their base to avoid damage to the polished floors, and ensure that polished floors are washed with warm water only.*
- ✓ *Ensure that no harsh or abrasive products are used on any of the stainless steel appliances as this could result in scratching and possibly damaging the surface of the appliances. Please refer to individual care instructions for each appliance.*
- ✓ *Ensure that protective mats and/or chopping boards are used to protect the kitchen bench tops from pot burns and scratches.*
- ✓ *Ensure that pets do not enter inside the premises.*
- ✓ *Ensure that no smoking occurs inside the premises.*

Owner: _____

Date: _____

Owner: _____

Date: _____

Agent: _____

Date: _____