

Fact Sheet

LIVING IN YOUR PROPERTY

The following information will help you understand your responsibilities, and the landlord's responsibilities, when you live in your Homes North rental property.

ELECTRICITY, GAS, PHONE & INTERNET

Tenants are to arrange their own connections for electricity, gas, phone and internet providers and are responsible for associated bills for these services.

PETS

Tenants that have companion animals are required to obtain permission prior to occupancy and will be asked to sign a Pet agreement.

INSURANCE

Your private goods are not insured by Homes North. We advise you to take out contents insurance for your goods.

UNIT COMPLEX CAR PARKING

Car parking spaces are given on a priority needs basis, i.e. disabled parking. In many cases only one car park space is provided per tenancy. If parking spaces are not available any additional cars or visitors cars must be parked off the

property. Not complying can cause a nuisance to other tenants.

We are aware that a number of properties do not have adequate parking available. We ask that if you do not have a carpark on the property that you park off the property.

RUBBISH/EXCESS GARBAGE

Bins are provided but it is the tenant's responsibility to ensure rubbish is removed from your property. If Homes North needs to intervene, for example under a notice from the local council, the cost will be passed on to the tenant.

COMMON AREAS

Most properties have shared areas. Please be considerate of your neighbours and treat common areas, such as footpaths, driveways, mailboxes and grounds with care and respect. Rubbish or other items should not be left in common areas.

GARDENS

Gardens need to be kept clean and tidy, lawns properly maintained and rubbish is not to be left outside.

NOISE & NUISANCE

- Be aware of disturbing your neighbours with excessive noise both inside the property and in the common areas.
- Be responsible for your own conduct as well as the behaviour of visitors to your property.
- Homes North does not tolerate harassment or discrimination by its tenants towards any individual or group (see 15.3 of your signed Residential Tenancy Agreement).

VISITORS

Your tenancy agreement specifies the number of people who can reside at the premises.

- Tenants may have visitors overnight.
- Visitors may stay up to four (4) weeks (28 days) before you need to seek permission for an additional occupant to stay at the premises.
- If you allow other people to reside at your premises without seeking permission and without paying rent, you are breaching your Tenancy Agreement with Homes North.
- You are responsible for the actions of visitors to your property. This includes any noise and damage that they may cause.

CHANGING NEEDS

If your circumstances change and your property needs any modifications for you to continue living there, contact Homes North prior to any modifications being made. Once approved, we will contact you to arrange the next steps.



NEED TO CONTACT HOMES NORTH?

<p>Armidale (02) 6772 5133</p>	<p>Glen Innes (02) 6732 3652</p>
<p>Gunnedah (02) 6742 0363</p>	<p>Inverell (02) 6722 5137</p>
<p>Moree (02) 6752 4440</p>	<p>Tamworth (02) 6766 6897</p>
<p>Coledale (02) 6765 8879</p>	<p>www.homesnorth.org</p>