

Information for Flatmate Responding to Studio Room Accommodation Advertisement:

The accommodation is provided in a clean and tidy state, it is expected that you will maintain the facility to a similar standard.

It is expected the room will be accessible to the landlord for the purposes of maintenance inspections to satisfy the above expectation.

Quarter-yearly .(You will be given notice of 24 hours when this is imminent.) - unless special issues dictate more urgent attention.

- A Vacuum cleaner is available in your room

- Airing your room as convenient and wiping up condensation in winter months will protect your window furnishings from developing mildew in your room.

The light in the shower area is wired to a fan to assist this. A lockable screen at the back door allows ventilation with your security being maintained.

The front ranchslider has chain enabling you to have air flow through the front of your studio, also allowing your room to be kept secure.

A spare set of curtains is available when the ones in place need to be taken down for laundering.

- RUBBISH:

Please do not store rubbish in your room, this could encourage pests such as ants, mice or cockroaches. Empty your room's rubbish regularly into bins provided in back yard.

One bin is for regular rubbish, the other is a Recycling bin. Check the wall chart to know what is recyclable. All items put in recycling need to be rinsed clean first.

You will need to prepare your own regular rubbish for kerbside collection as necessary.

Likewise with recycling. (*Sometimes* if I am at the residence I can help with removal of recycling when I have my vehicle available)The drop off station is located at the Maria Place extension off Wilson Street in Wanganui. Recycling is free to drop off. If you miss kerbside collection it costs \$3.00 for rubbish bag disposal.

The council rubbish collection is on a Tuesday. As necessary please put bag out on the kerbside for collection. You need to use the official yellow plastic bag, OR display an appropriate collection sticker on a black rubbish sack.(both available at the supermarkets)

Once in residence, your rent is non-negotiable and needs to be paid at the prescribed intervals. Method is to be by automatic bank transfer. Lack of ability to maintain rent payments will result in termination of this accommodation arrangement.

POWER:

Please be considerate with your use of power, particularly in the winter months. This has been an issue in the past with flatmates, and if your room rate is to be maintained long term at the current level you will need to be circumspect with use of electric heaters, duration of showering etc.

If necessary, this issue will be raised for discussion during the winter months.

At this time also be mindful of safety in your room. Don't run your heater near to bedding etc. Try a hot water bottle as an alternative! (supplied!)

No smoking at this accommodation.Please make any visitors aware of this.

Consideration for others in residence and neighbours:

- please be courteous with use of TV volume, playing music, coming and going with vehicles,visitors etc. The immediate neighbours are professional, conservative folk, and will afford you the same consideration.

Due to the cross-lease conditions of this block of townhouses, pets are not allowed.

SECURITY: Please ensure the safety of our shared address and belongings by being mindful of security. Secure windows, Lock up when leaving. Communicate intentions to be away any length of time so landlord can be vigilant on your behalf.

By responding to the advertisement, you will have confirmed your conservative, quiet, sober and clean-living lifestyle. Contravening this assertion may deem it necessary to cease this current shared living arrangement. As your room rate is paid on weekly terms, one week's notice will be given of requirement to vacate room.

Before being given the opportunity to accept this accommodation you will be asked to provide:

- Two written character references attesting to your independence (financial, emotional), reliability and maturity.
- The names and contact numbers of two referees who will be prepared to verify your assertion that you will be a suitable flatmate in regard to the guidelines already stated.

If the accommodation is made available to you it is understood that you have willingly taken on board the guidelines as outlined above.

Below: To be signed upon agreement to occupy studio room

Signature (flatmate):.....Date:

Signature (owner) Date: