

MANAGEMENT AUTHORITY
THE RENT CENTRE LTD

WE AUTHORISE YOU to act as my/our agent:

1. TO collect all rents owing from time to time our property (i.es) and disburse monies as hereinafter directed.
2. TO complete the following as required:
 - a) Arrange tenancies as necessity arises and to sign tenancy agreements on our behalf;
 - b) During the selection process, the Owner(s) requests, where possible, selection be made over more than one application;
 - c) Issue receipts for monies collected;
 - d) Exercise the Landlord's rights to terminate the tenancy;
 - e) Serve notices upon the tenant;
 - f) Issue notice to terminate the tenancy;
 - g) Take such action against the tenant and do things necessary to commence and obtain an order to terminate the tenancy from the Tenancy Tribunal and appeals arising there from.
3. REPAIRS: To arrange and supervise any repairs and maintenance on the said premise (s) and pay all accounts thereafter from revenue to maintain services to tenants as called for in their leases, or where the expenditure is ordered by the Residential Tenancies Tribunal or required by the respective Local Council bylaws.
4. TO pay on our account regular outgoings as are described hereafter.
5. TO inspect the property at a frequency and cost described hereafter.
6. TO act for us in all matters of mediation or hearings in terms of the Residential Tenancies Act. We agree to be bound by any agreements made by the Residential Tenancies Tribunal.

TERMS AND CONDITIONS OF AGENCY

1. The Agent shall be entitled to be paid and remunerated for his services at the rates agreed as follows:
 - a) On all rents collected 9.25% plus GST;
 - b) Arranging and/or supervising repairs & maintenance as may be agreed from this time – 7% plus GST;
 - c) On each property, initial and final inspections at no charge. On each property interim inspections \$30.00 plus GST. The normal is 4 per annum;
 - d) On attending hearings and all related matters under the Residential Tenancies Act – costs of the Tribunal as charged;
 - e) Annual fee of \$17.00 plus GST per property, debited to my account for the use of T.I.N.Z. system (Tenancy Information New Zealand);
 - f) Weekly fee of \$3.46 plus GST per property, debited to my account monthly (\$15.00), for Landlord's Protection Guarantee (LPG).
2. The Agent shall be entitled to deduct his proper charges and reimbursements for monies expended from rents and other monies collected by him.

TERMS

No responsibility rests with the Agent in relation to injury to persons and/or damage to property arising out of the condition of the premises or any hazard in or about the premises. The owner will completely absolve the agent for any responsibility whatsoever for any actions of the owner.

While the Agent shall use his best endeavours to ensure continuity of rental and any other payments to be made by the tenant and all the maintenance of your property, no liability rests with the Agent for any default in rental or other payment due by the tenant or any damage or loss sustained by you or the property whether caused by the tenant or otherwise.

This Authority may be terminated by either party by giving one months notice in writing.

