

MOVING INTO YOUR RENTAL PROPERTY

Changing Address

Ensure that you let financial organisations, road departments, and other important bodies know of your change of address

Contact details

Once your new contact details are available like a landline phone number and postal address (if different from your residential rental property address) please email details to us on admin@blackbirdandfinch.com.au

Keys

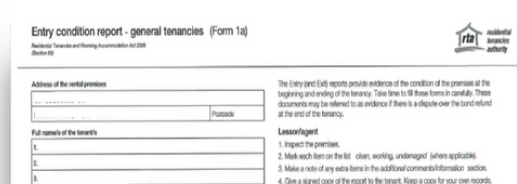
Should you wish to copy keys it is important to note we will need back all keys given to you at tenancy start, and also all extra copies created during your tenancy period.



If you change the locks during tenancy, you are obligated to provide us with a full new set of keys for property access.

Entry Condition Report

Please ensure that you return your signed/amended copy of your property condition report to us within 3 days of the tenancy start date.



If this is not returned, please be aware that the original Entry Condition Report will be used for end of tenancy comparison regardless of whether you agree to the original report or not.

Insurance

It is crucial that you have your own tenant contents insurance! It is important to note that should your goods be damaged or destroyed by circumstances affecting the Owner's property (i.e., fire, storm damage, power outages etc) than your goods and possessions are not insured by the owner.



Example One:

An electrical fault in the building starts a fire and the property is destroyed. Your possessions will not be covered by the owner's insurance.



PROPERTY MANAGEMENT

FACT SHEET

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Example Two:

You are away on holidays and the power cuts out due to an electrical fault in the building. Your return home to find your fridge\ freezer goods.



Example Three:

A storm blows a tree onto the house and in process, your belongings are damaged. The owner's insurance will not cover your possessions. In all cases above, quality tenant contents insurance should cover your goods for these given.

Example. Please check with your insurer however for the cover they can provide you need to ensure that all your goods are adequately insured, and the owner/agent will not be liable for damaged or destroyed tenant possessions.
