



morton.

Sydney 54/7 Macquarie Street

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This fully furnished one bedroom apartment comes with immaculate furnishings and sought-after views of the Harbour Bridge, Circular Quay and city skyline.

- Spacious floor plan boasts a large bedroom with built-ins
- Gourmet kitchen with granite benchtops and European appliances
- Internal laundry
- Marble bathroom with spa bath
- Large living/dining area
- Entertainers' balcony
- Secure parking space in the building

View

As advertised or by appointment

Agent

Morton RE



 rentals@morton.com.au

morton.com.au

| | | | | | |
|---|--------|---------|--|--------------------------|--|
| Principal: Andrew & Alexandra Maynard | | | | | |
| Address: 110 BCD (105) HC of 1991 | | | | | |
| Phone (H): | Fax: | Mobile: | | Email: | |
| | | | | andrew.maynard@cm.com.au | |
| To complete by: 54, 7, 2006, 10, Sydney NSW 2050 | | | | | |
| Car plate: | Title: | | Agent: | | |
| | | | Andrew & Alexandra Maynard, (A.S.N.) (S) 690 902 902, Corporation (license No. 5257) No. 10/10/06 & 1/1/07 | | |
| Address: 54 Alexander Street, CRICK'S NESE NSW 2044 | | | | | |
| Tel: 0224 6299 Fax: 0224 6299 | | | | | |

ARTICLE 1: TERMS OF ENGAGEMENT

1. The Principal authorises the Agent to exclusively (or not) manage all or part of the above premises under the following terms or conditions as herein written:

- a) Period of Tenancy Agreement: Three (3) to twelve (12) months
- b) The premises are furnished
- c) Rent is for the whole or part of the day or an amount to which the Principal may agree. Rent is paid in arrears:

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|--------------|-----------|----------|--|
| Unfurnished: | N/A | N/A | On the equivalent of 4 weeks rent for each letting |
| Furnished: | \$1000.00 | \$500.00 | On the equivalent of 6 weeks rent for each letting |

2. The agreement expires on termination. The termination date will be confirmed by the Principal in writing. (Other parts may terminate this agreement without prejudice to giving no less than fourteen (14) days written notice.)

3. At the end of each tenancy or when there is a vacancy the agent may:

- a) Review the rent when according to the Agent this is necessary with the Principal's approval
- b) Conduct the Principal's instructions
- c) Apply market rental for the term of the new tenancy agreement which is no less than the rent immediately preceding the vacancy

4. The Principal warrants that it has the authority to enter into this agreement.

ARTICLE 2: COSTS

1. The Principal will indemnify the Agent against all proceedings, claims and expenses for matters properly undertaken by the Agent on behalf of the Principal in accordance with the terms of this agreement.

2. If the Agent's fees including goods and services tax and expenses plus disbursements are greater than the income for the property as shown in the Agent's monthly statement, the Principal agrees to pay the difference within 14 days of a written request addressed to the location given in this agreement.

ARTICLE 3: FINDING TENANTS

1. Rentals shall be obtained from prospective tenants:

- a) By setting of the premises to be advertised in accordance with the Principal's instructions and may occur in the following ways: Sydney Morning Herald, Internet: www.realestate.com.au, www.realestate.com.au, www.domain.com.au, www.domain.com.au, Sydney Daily North Shore Times, Westworth Courier, although in vacation agents need not negotiate.
- b) Intending tenants may inspect the property in the following circumstances: By appointment & accompanied at all times by the agent.