



Property Management Authority Standard Residential Dwelling

Owner's Name and Address:

Occupation: _____

Mobile Number: _____

Phone (Home): _____

(Business): _____

(Fax): _____

Email Address: _____

2. Address of Property of Properties subject to this Authority:

3. Contact for Owner in New Zealand if different by above:

Contact's Name and Address:

Phone (Home): _____

Mobile Number: _____

4. Rents collected to be paid by direct deposit to the account of:

Account Name: _____

Account No: _____

Bank: _____ Branch: _____

5. Details of Insurance:

Company: _____

Policy No(s): _____

Type of Cover: _____

6. Number of Inspections required more than the 2 standard 6 monthly: _____

7. Regular outgoings to be paid from rentals received:

Local Body Rates _____ Water Rates _____

Other: _____

8. Owner's Solicitors:

9. Owner's address for service:

10. Property Details:

Type of Dwelling (eg. House/Unit): _____

No of Bedrooms: _____ No of Bathrooms: _____

No of Living Areas: _____

Heating: _____

Parking: _____

Water Rates: Tenant to pay/Owner to pay (please cross out one)

Smoking allowed: Yes No Lawn mowing: Yes No

Pets Allowed? Yes No (if yes)

Types allowed: _____

11. Chattels Provided:

12. Insulation

Ceiling Y / N Info _____

Floors Y / N Info _____

Walls Y / N Info _____

Smoke Alarms Number _____ & Type 10 year or Standard (circle)

1 Management

I/We appoint WeRent Property Management Ltd to manage the property and authorise you:

- (1) To let the property when required and to prepare and sign Tenancy Agreements on our behalf.
- (2) To set new rent levels from time to time so that the property remains reasonably tenanted and reasonably reflects the current market level of rents for such properties.
- (3) To collect a bond to be paid to Tenancy Services on our behalf and when the tenancy is terminated I/We authorise you, after you inspect the property, to approve the refund to the tenant on our account of all or part of this bond as you in your judgement decide is fair and reasonable.
- (4) To collect rent from the tenant by automatic bank payment or any other method of collection which is acceptable to you.
- (5) To pay all the expenses itemised in the authority provided you hold sufficient funds to my/our credit.
- (6) To take action to collect arrears of rent when necessary including application to the Tenancy Tribunal.
- (7) To send us statements as soon as possible after your balance date at the end of the month.

2 Repairs

I/We authorise you to spend up to two week's rent on any one repair without reference to me. Except in cases of emergency all other repairs must have my prior approval.

3 Fees

I/We agree to pay you \$99.00 plus GST per month for property management services. Other charges may also be payable as per our website information. e.g. Disbursement, inspection, Letting fee or Levy. Our fees may be altered by WeRent giving notice to changes in our Terms and Conditions.

4 Property Management Authority:

I/We acknowledge that our name/s will be declared on the Tenancy Agreement and further acknowledge that if the property is in the name of a Trust or a Company, WeRent Property Management Ltd will be required to issue on our behalf 90 days notice instead of 42 if we or any member of our family require the property for our own use.

5 No Liability for Damage / Arrears of Rent

WeRent Property Management Ltd shall use its best endeavours to ensure continuity of occupation at market rentals and maintenance of the property, but shall not be liable to the Owner(s) for any defaults in payment of rent or any damage caused to property by any tenant or other payment due by the tenant or otherwise, whether or not the tenancy has been arranged by WeRent Property Management Ltd

6 Cancellation

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

I/We as owners acknowledge and agree that if a dispute between the owner and the agent shall arise which affects or concerns the safety of the tenant or the tenancy premises and such dispute cannot be resolved to the satisfaction of the agent then the agent at the agent's sole discretion shall have the right to terminate this management agreement forthwith by the agent giving written notice to the owner in terms of this paragraph.

7 Subject: Indemnity clause

I/We as owner/s acknowledge, I/we indemnify the agent against all actions, claims, costs and expenses whatsoever, which may be taken or made against the agent or incurred by the agent, in the course of and arising out of the proper performance of the agents duties as the property manager or the exercise of any powers, duties or authorities contained in this management authority.

I/We acknowledge that with this appointment WeRent Property Management Ltd, under the terms of the Residential Tenancies Act, shall be deemed to be acting as agent for the landlord.

I/We have the authority of the owners, if any to make this appointment.

Signature of Owner(s):

.....
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Date:

Signed by WeRent

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.....
Print Name

Date