

24/04/2018

## **Lexington Townhomes Albany Creek - First Tenant Guarantee**

APD Holdings No.1 Pty Ltd (APD) will guarantee a First Tenant for the property on the following basis:

1. Such guarantee will commence from 2 weeks after settlement of the property (allowing for normal market vacancy conditions), until such time that a tenant is secured.
2. Such payment will be made as if APD was the tenant for the property and will be made payable to the property manager/on site manager.
3. The buyer will agree to any acceptable tenancy application and accept the fair market rent appraisal in order to receive this first tenant guarantee.
4. APD warrants that access shall be granted prior to settlement for any prospective tenants wanting to inspect the premises. Access shall be arranged by either Ausbuild Property Management (APM) or the duly appointed on-site manager (OSM).
5. The buyers agree to nominate APM or the duly appointed OSM as property manager, in the form a valid Form 6 Appointment to Act.
6. The First Tenant Guarantee obligation will cease if any of the following occur
  - a. Should the buyer not settle the property on the nominated date as stipulated in the contract, and such action causes the property manager to lose a tenant
  - b. Should the buyer not accept a tenancy application under point 3 above
  - c. Should the buyer terminate or not validly appoint APM or the duly appointed OSM
7. The first tenant guarantee will be paid at \$420 per week.

APD Holdings No.1 Pty Ltd

**Richard Didcott**  
Director

**Ausbuild Pty Ltd**

2 Pittwin Road North, Capalaba Qld 4157 • PO Box 246, Capalaba Qld 4157

P 07 3245 0600 • F 07 3245 0671

ausbuild.com.au

ABN 76 464 427 582 QBCC Lic No. 21710