

## Rent Payment Methods

As per the General Tenancy Agreement all tenants have the following options in regard to paying rent:

1. Internet Banking
2. ANZ Branch Deposit / Smart ATM
3. Bank Cheque (Ensure that if posting it will arrive prior to due date)

### **All payments to be made to:**

Jess Jones Real Estate Trust Account

BSB: 014312

A/C Number: 219 015 071

Reference: Please use the property address or your name as reference

## Rent Arrears

At the beginning of a tenancy, all tenants agree to keep their rental payments in advance at all times. In most cases, tenants adhere to this agreement and with the option of electronic and telephone transfer, rental payments should not fall behind. Rental arrears tracking reports are checked by property managers on a daily basis.

In instances where a tenant does fall behind in rent we implement our rental arrears procedure.

### **Rental Arrears Management Procedure.**

**3 days in arrears-** Tenant will receive a reminder phone call or sms.

**5 days in arrears-** A reminder letter will be sent in the mail.

**8 days in arrears-** A Notice to Remedy is issued, informing tenants that they have 7 days to bring their rent up to date.

**15 days in arrears-** If the rent is not up to date, Notice to leave will be issued informing the tenants that they have 7 days to vacate the premises.

Tenants who have not remedied their rental arrears by the expiry on the Notice to Leave will be expected to have vacated the rental property by the same date. Tenants are also advised during the process that if a Notice is issued their name and details may be placed on TICA- Tenancy Information centre of Australia.