

Rent & Invoice Arrears Policy

At New Stage Property (NSP), we have a strict zero tolerance policy towards rent and invoice arrears and the policy is as follows

If your rent is:

1 – 7 days late:

You will receive text messages and emails to inform you that we have not received the rental payment. Each text message and email is a permanent mark on your rental record so we strongly suggest that your rent is not even 1 day late as this will affect future rental references for you.

8 days late:

If the outstanding rent is not paid by the 7th day, you will be issued a Notice To Remedy on the 8th day the rent is late. This is a legal form that is issued to you instructing you to pay the outstanding rent within 7 days or we will issue you with a Notice to Leave (also known as a Notice to Vacate)

As per legislation – You will only be issued with two (2) Notice to Remedy for the same breach.

On the third occasion, you will be issued with a Notice to Leave and no further Notices to Remedy will be issued. Should this occur, we will also submit an application to the Tribunal for a Termination & Possession Order and a Warrant for Eviction as per the below.

15 days late:

If you do not remedy the breach (by paying all the outstanding rent by the 14th day), we will issue you with a Notice to Leave on the 15th day the rent is late.

You will have 7 days to completely vacate the property and hand back vacant possession of the property to NSP. Vacant possession will only be accepted when the property is cleaned, carpets cleaned, pest spray completed and all keys returned to NSP. If the property is not cleaned etc. rent will still be charged to you.

A Notice to Leave may be rescinded by the landlords if the full arrears amount is paid however this is at the landlords discretion only.

At the same time the Notice to Leave is issued, we will also apply to the Tribunal for a Termination & Possession Order and a Warrant for Eviction.

A Termination & Possession Order is a Queensland Magistrate Court Order that instructs you to completely vacate the property on a certain date and hand back vacant possession (as per the above) to NSP. A Warrant for Eviction is also issued by the Queensland Magistrate Court to the Local Police Station to physically evict you from the property and hand back vacant possession to NSP.

Invoice Arrears:

If you have failed to pay an invoice (issued to you by NSP) on the date that it is due, we will follow the same arrears process as detailed above. If the invoice is 8 days late, a notice to remedy will be issued. 15 days late, a Notice to Leave will be issued and we will apply for a Termination & Possession Order and a Warrant for Eviction.

Name:

Name:

Date:

Date:

By signing on the above line, I have read and understood the NSP Zero Tolerance to arrears and I will ensure my rental payments are paid on the day they are due and that my rent remains in advance. I will also ensure that any invoices issued to me by NSP will be paid on the date they are due.

If you have any questions or concerns regarding this policy, please contact our Director, Amanda King on 0412 626 195 or via email at amanda@newstageproperty.com.