



SPRINGWOOD TOWER APARTMENT HOTEL

9 Murrajong Road
Springwood QLD 4127
ABN # 15 496 570 689

Telephone: 07 3387 7000
Facsimile: 07 3290 2616
reservations@springwoodtower.com.au

Dear Potential Tenant,

Please refer to the below information regarding our **Two Bedroom Small Apartments** available for lease. Please note that availability is not guaranteed & is subject to change without prior notice.

Our Two Bedroom Apartments are fully furnished and self-contained, featuring a completely equipped Kitchen (Oven, Stove, Microwave, Dishwasher, All Kitchen Utensils, Crockery, etc.), Open plan Lounge & Dining Area, Laundry Facilities (Drier, Washing Machine & Laundry Tub) within a Wardrobe in the Bathroom, an Ensuite in addition to the Main Bathroom as well as a Private Balcony.

Floorplans



Rent

\$460.00 per week

Optional Cleaning and/or Linen Hire

\$485.00 per week (With Linen Supplied)

\$85.00 per week (For a Weekly Clean)

Linen would be exchanged once a week by Housekeeping & if weekly cleaning is involved with the linen hire, this will include stripping & making of the beds. These tasks will be on a specific day each week (public holidays will vary).

Requirements

Once an application has been completed, processed & you've been approved, we will require:

- Your first two (2) weeks rent paid in advance (a month for Company Leases) plus your bond which is equivalent to four (4) weeks rent paid before or on arrival.
- The Lease agreement be for a minimum length of 3 Months & no longer than 12 months at a time.

Additional Charges

- Electricity and Gas (for Hot Water) are additional costs on top of rent. You will be charged for your usage at the end of each month in addition to a small supply/access as apartments have individual meters.
- Telephone Calls made from your apartment are an additional fee but no line rental is imposed

- Internet is also available within the apartment – supplied Free of Charge. You will need to purchase an Ethernet Cable to gain access & there is also Free of Charge Wi-Fi in the Hotel Lobby you can use.
- Foxtel can be connected at any time for \$30 per month. Standard channels only, you cannot add additional.
- Departure will impose fees for Carpet Cleaning, Exit Cleaning (if not Satisfactory), Cost for any Damage or Maintenance required & also Curtain Cleaning if Apartment is Occupied longer than six (6) months.
- Fire Alarms are hard wired to QFS & any fees received for False Alarm Activations within your apartment by yourself or any visitor you have will be passed onto you.

Application Process

Additionally you will have been supplied with an application form or can obtain one from our Reception. Please allow approximately 2 working days for processing once the application has been received. We will be in contact as soon as possible regardless of the outcome to advise.

Please note to ensure no delay, that you have attached copies all relevant information/forms required, Photo IDs, Proof of income, ABN certificate (for Companies), Rental History (if Applicable), Rates Bill (if Applicable), etc.

Lodgement of your completed application can be done in person, scanned & emailed to reservations@springwoodtower.com.au, faxed to 07 3290 2616 or posted to PO Box 754, Springwood QLD 4127. This is a universal application, complete only what is relevant to yourself & others that will be on the lease. If you have any queries, please contact the Hotel on 07 3387 7000.

Please also note, our Apartments are also available for Purchase. Sale of your apartment will not affect you once the lease has commenced. In terms of your departure date, it will stand to still be the end date of your fixed term lease. There may possibly be an inspection regarding potential sales & an Entry Notice will be supplied to advise you, we do try and keep this to a minimum where possible. If supplied with an Entry Notice, this will give you 24 hours + notice of our Entry to the Apartment & you are not required to be home if you don't wish.

Please do not hesitate to contact myself if you'd like to arrange an inspection or have a query regarding this information or application form as I will be more than happy to assist.

Kind Regards on Behalf of

Samantha Bagoly
Front Office Manager
Springwood Tower Apartment Hotel