

Application for Residential Tenancy

FOX REAL ESTATE - RLA 189905
'The Barley Kiln' 183 Melbourne Street, North Adelaide SA 5006
Phone:(08) 8267 4995 Fax:(08) 8267 4998



Please provide full details to ensure effective processing of this application. On receipt of your application we will endeavour to provide you With an an answer within 2 working days.

The applicant/s detailed herein apply for a property tenancy through the Property Manager and declare and covenant that the information herein is true and correct. The applicant must not give false or misleading information to the Property Manager and to do so is an offence pursuant to section 51 of the Residential Tenancies Act 1995.

**PLEASE NOTE: OUR TENANCY AGREEMENTS MAY CONTAIN A SPECIAL CLAUSE STATING
"NO SMOKING INSIDE THE PREMISES"**

PROPERTY APPLIED FOR

RENT \$ _____ per week All rental payments paid on a fortnightly basis
Payment Method:
<input type="checkbox"/> Own Funds <input type="checkbox"/> Borrowed Funds <input type="checkbox"/> SA Housing Trust
Will you be receiving government assistance for the Rent? <input type="checkbox"/> YES <input type="checkbox"/> NO

BOND \$ _____ (Payable upon signing a Tenancy Agreement)
(4 weeks rent to be paid in by credit card or bank cheque only - 6 weeks rent will apply for properties over \$250)
Will you be receiving government assistance for the Bond? <input type="checkbox"/> YES <input type="checkbox"/> NO
Bond Guarantees provided by the South Australian Housing Trust must be supplied at signing of agreement.

TENANCY REQUIRED
<input type="checkbox"/> 6 months <input type="checkbox"/> 12 months <input type="checkbox"/> Other _____ Date able to occupy ____/____/____

Applicant 1

Family name _____

Given names _____

Date of birth _____

Occupation _____

Current residential address: _____

Length of time at current address: _____

Reason for moving: _____

Previous address (if less than 2 years at current address) _____

Home phone: _____

Work phone: _____

Mobile: _____

Email address: _____

Identity information

Drivers licence #: _____

Other: _____

Car registration & State: _____

Applicant 2

Family name _____

Given names _____

Date of birth _____

Occupation _____

Current residential address: _____

Length of time at current address: _____

Reason for moving: _____

Previous address (if less than 2 years at current address) _____

Home phone: _____

Work phone: _____

Mobile: _____

Email address: _____

Identity information

Drivers licence #: _____

Other: _____

Car registration & State: _____

EMPLOYMENT

Applicant 1

Business name: _____

Business address: _____

Business phone: _____

Supervisor's name: _____

Length of employment: _____

Total Annual Income: _____
(as declared to Australian Taxation Office)

If self employed

Business name: _____

Business address: _____

Business phone: _____

Industry/nature of business: _____

Length of employment: _____

Total Annual Income: _____
(as declared to Australian Taxation Office)

Accountant name & phone: _____

If a student

College/Tafe or University: _____

Student ID #: _____

Income/sources: _____

Faculty/Course: _____

RENTAL HISTORY

Current Landlord/Agent:

Name: _____

Phone: _____

Address of property rented & rent per week _____

\$

Do you expect the bond to be refunded in full? YES NO

If NO, why? _____

EMPLOYMENT

Applicant 2

Business name: _____

Business address: _____

Business phone: _____

Supervisor's name: _____

Length of employment: _____

Total annual Income: _____
(as declared to Australian Taxation Office)

If self employed

Business name: _____

Business address: _____

Business phone: _____

Industry/nature of business: _____

Length of employment: _____

Total Annual Income: _____
(as declared to Australian Taxation Office)

Accountant name & phone _____

If a student

College/Tafe or University: _____

Student ID #: _____

Income/sources: _____

Faculty/Course: _____

RENTAL HISTORY

Current Landlord/Agent:

Name: _____

Phone: _____

Address of property rented & rent per week _____

\$

Do you expect the bond to be returned in full? YES NO

If NO, why? _____

RENTAL HISTORY CONTINUED

Applicant 1

Previous Landlord/Agent:

Name: _____

Phone: _____

Address of property rented & rent per week _____

Was bond refunded in full? _____

If not, why? _____

Business or personal reference

Name: _____

Address: _____

Phone: _____

Relationship: _____

How long known: _____

Closest relative who will not be residing with you

Name: _____

Address: _____

Phone: _____

Relationship: _____

Pets

Do you have any pets? YES NO

If yes provide full details, including references: _____

Full names, current addresses & ages of all people (including children) who will permanently reside at this property:

1. _____

2. _____

3. _____

RENTAL HISTORY CONTINUED

Applicant 2

Previous Landlord/Agent:

Name: _____

Phone: _____

Address of property rented & rent per week _____

Was bond refunded in full? _____

If not, why? _____

Business or personal reference

Name: _____

Address: _____

Phone: _____

Relationship: _____

How long known: _____

Closest relative who will not be residing with you

Name: _____

Address: _____

Phone: _____

Relationship: _____

Pets

Do you have any pets? YES NO

If yes provide full details, including references: _____

4. _____

5. _____

6. _____

Applicant 1

Applicant 2

NOTICE TO APPLICANT 1

Before any application will be processed, each applicant must achieve a minimum of 100 check points:

		Office Use
<u>Last 4 rent receipts</u>	<u>50 points</u>	<input type="checkbox"/>
<u>Drivers licence</u>	<u>40 points</u>	<input type="checkbox"/>
<u>Photo ID</u>	<u>30 points</u>	<input type="checkbox"/>
<u>Passport</u>	<u>60 points</u>	<input type="checkbox"/>
<u>Copy of Telstra, AGL or Bank statement</u>	<u>30 points each</u>	<input type="checkbox"/>
<u>Min 2 references from Previous LL/Agent</u>	<u>20 points</u>	<input type="checkbox"/>
<u>Current motor vehicle Registration papers</u>	<u>10 points</u>	<input type="checkbox"/>
<u>Copy of birth/marriage Certificate</u>	<u>10 points</u>	<input type="checkbox"/>

Should you not be able to meet the 100 check points, please speak to the Property Manager.

NOTICE TO APPLICANT 2

Before any application will be processed, each applicant must achieve a minimum of 100 check points:

		Office Use
<u>Last 4 rent receipts</u>	<u>50 points</u>	<input type="checkbox"/>
<u>Drivers licence</u>	<u>40 points</u>	<input type="checkbox"/>
<u>Photo ID</u>	<u>30 points</u>	<input type="checkbox"/>
<u>Passport</u>	<u>60 points</u>	<input type="checkbox"/>
<u>Copy of Telstra, AGL or Bank statement</u>	<u>30 points each</u>	<input type="checkbox"/>
<u>Min 2 references from Previous LL/Agent</u>	<u>20 points</u>	<input type="checkbox"/>
<u>Current motor vehicle Registration papers</u>	<u>10 points</u>	<input type="checkbox"/>
<u>Copy of birth/marriage Certificate</u>	<u>10 points</u>	<input type="checkbox"/>

Should you not be able to meet the 100 check points, please speak to the Property Manager.

UTILITY CONNECTION- This is a free service that connects all your utilities



Once we have received this application we will call you to confirm your details.

Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this Application to confirm the information on this Application and explain the details of the services offered. Direct Connect is a utility one stop connection service.

Please tick utilities as required:

- Electricity Gas Phone Internet Insurance Removalist Cleaning Service

DECLARATION AND EXECUTION: By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue for a period of 1 year from the date of our/my execution of this application/until [28] days after we/I disconnect the last of the services in respect of which this application is made; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of the services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection, disconnection or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services.

By signing this application form, I warrant that I am authorised to make this application and to provide the consents, acknowledgements, authorisations and other undertakings set out in this application form on behalf of all applicants listed in this application form.

Signature of applicant: _____ Date...../...../..... Application sent to Direct Connect (if required)

Property Manager: _____ Electricity meter number if known _____

Warranties by Applicant/s

The Applicant/s warrant that:

- the information herein given by them is true and correct and that all information was given of their own free will.
- the applicant/s are over 18 years of age.
- the applicant/s have not been bankrupt, but if so, give details _____

- that only those persons notified in this Application will permanently reside at this property.
- that the applicant/s have inspected the property detailed herein and will not permit pets on the premises unless authorised by the owner/Agent to do so.
- that the applicant/s will pay bond (by credit card or bank cheque only) of the amount set out on page 1 upon signing a Residential Tenancy Agreement.

Authority and Privacy Act

- The Applicant/s acknowledge that they have been informed, understand and agree that the acceptance of this Application is subject to the information supplied on this form and the reports obtained by the Landlord in accordance with these terms and the provisions of the Privacy Act 1988, being acceptable to the Landlord. The Applicant/s authorise the Agent to contact the Applicant/s' nominated work supervisor or accountant, current or previous landlord or agent, and business or personal referees (together referred to as **Contacts**), and to make enquiries about the Applicant/s to determine their suitability as tenants. The Applicant/s authorise the Contacts to provide information about the Applicant/s to the Agent for the purpose of assisting the Agent to determine the suitability of the Applicant/s as tenants. By signing this form, the Applicant/s also authorise the Agent to obtain information about the Applicant/s from a residential tenancy database and, if the Applicant is accepted as a tenant, to disclose any rental defaults to the residential tenancy database operator.
- The Agent uses personal information collected from the Applicant/s to act as agent and to assess the Applicant/s suitability to rent the property. Real estate and tax laws require some of this information to be collected. The Agent may disclose information to other parties such as the Landlord, to potential purchasers of the property, or to clients of the Agent both existing and potential, as well as to tradespeople, strata corporations, government and statutory bodies and to other parties as required by law. The Agent will only disclose information in this way to other parties as required to perform its duties as agent of the property, or as otherwise allowed under the Privacy Act 1988. Applicant/s may request access to the personal information held about them by the Agent by contacting the Agent at the address and contact numbers set out in this form (although access may be refused in certain circumstances). The Agent will correct any information it considers is inaccurate, incomplete or out-of-date. Applicant/s are required to provide the Agent with all the information it requires, failing which the Agent will not be able to assess (and therefore may reject) the Applicant/s' application for tenancy. Further information about the Agent's privacy practices is set out in its privacy policy, which can be obtained by contacting the Agent.

Binding Agreement on Acceptance by Landlord

- The Applicant/s acknowledge and agree that immediately upon notice from the Agent that the Landlord has accepted this Application, the Applicant/s must then proceed to agree to a Residential Tenancy Agreement with the terms and other conditions set out herein. The Applicant/s undertake and agree to sign a written Residential Tenancy Agreement before possession of the Property will be given.
- If accepted for this property, the Applicant/s agree NOT to use the property for any business or commercial use and that future rental payments will be paid by credit card or directly into a nominated Commonwealth Bank account.

Applicant 1 signature _____

Applicant 2 signature _____

Date _____

Date _____