

TENANCY APPLICATION FORM

REAL MGMT PTY LTD

LREA 4021094

Please return completed application form along with copies of driver's licence and proof of income/savings to the managing rental agent: Michael Mitchell, email: md@realmgmt.com.au, phone: 0413504084.

PROPERTY DETAILS:

Address of Property: Rent: \$_____ per week Bond: \$_____ Inclusions: _____ Pet's Allowed: _____ Smoking: Outside only			
# occupying the property:	_____ (max. 4 adults)	How many children:	Ages of children:
Lease term required:	6 / 12 / 24 / 36 months	Commencement date:	

CONTACT DETAILS:

Applicant 1:	Home:	Mobile:	Work:
Email address:			
Applicant 2:	Home:	Mobile:	Work:
Email address:			

1ST APPLICANT'S DETAILS

Name:			Date of Birth:
Address:			
Name of Agent / Landlord			
Agents Phone #		Agents Fax # (required)	
Period rented:		Rent paid	\$
Reason for leaving:			

PREVIOUS ADDRESS:

Address:			
Name of Agent / Landlord			
Agents Phone #		Agents Fax # (required)	
Period rented:		Rent paid	\$
Reason for leaving:			

CURRENT EMPLOYMENT:

Occupation:		Current Employer:	
Employers Address:			
Contact Name:		Contact phone #:	
Length of Employment:		Net Weekly Income:	

Please note: If self employed, statements of income will be required.

REFEREES:

Relative name:		How related:	
Address:		Phone #:	
Personal referee:		Relationship:	
Address:		Phone #:	
Business referee:		Relationship:	
Address:		Phone #:	

2ND APPLICANT'S DETAILS

Name:		Date of Birth:	
Address:			
Name of Agent / Landlord			
Agents Phone #		Agents Fax # (required)	
Period rented:		Rent paid	\$
Reason for leaving:			

PREVIOUS ADDRESS:

Address:			
Name of Agent / Landlord			
Agents Phone #		Agents Fax # (required)	
Period rented:		Rent paid	\$
Reason for leaving:			

CURRENT EMPLOYMENT:

Occupation:		Current Employer:	
Employers Address:			
Contact Name:		Contact phone #:	
Length of Employment:		Net Weekly Income:	
Please note: If self employed, statements of income will be required.			

REFEREES:

Relative name:		How related:	
Address:		Phone #:	
Personal referee:		Relationship:	
Address:		Phone #:	
Business referee:		Relationship:	
Address:		Phone #:	

GENERAL INFORMATION:

Do you intend on having pets:	Yes / No	If yes: please fill out details on next page.		
Motor vehicles:	No more than will be parked on the premises at all times:			
Vehicle type/make:		Colour:		Registration #
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BOND/RENTAL PAYMENTS:

All payments must be made by Direct Deposit to the nominated account.

PET DETAILS:

We request the landlord's permission to keep a pet, as detailed below, on the premises:

Type:				
Size:				
Weight:				
Colour:				
Age:				

I/We agree to comply with the following strict conditions:

- To keep the yard clean and free from animal droppings
- That, at any time during the tenancy fleas be present as a result of the animal, we will arrange for flea fumigation of the property. We also agree to have flea fumigation carried out, both inside and outside the property prior to vacating. This will be done by a professional company and receipt will be provided to the office.
- We will not allow the animal inside the residence.
- We will repair any damage to the premises caused by the animal
- Other than any pet listed above and approved by the owner, we will not keep any other animals of any kind on the rental premises, (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals.
- We agree that this agreement is only for the specific pets described above and we will not harbour, substitute or 'pet sit' any other pet, and we will remove any of the pet's offspring within 45 days of birth (should this occur).
- We agree not to leave food for the pet outside the premises where it may attract other animals and/or insects (pests). Water in any bowls will be changed daily.
- We agree to abide by all local, city or state laws, licensing and health requirements regarding pets, including vaccinations.
- The pet shall not cause any sort of nuisance or disturbance to neighbours. Noise, day or night, must not disturb others. We agree to do whatever is necessary to keep our pet from making noise that would annoy others, and we will take steps to immediately rectify complaints made by neighbours or other tenants.
- We will restrain or remove the pet from the premises while routine inspections are being carried out.
- We shall accept responsibility for any animal we might bring or allow on the premises with or without the consent of the lessor/agent. We will be solely responsible for any loss and damage or injury suffered by any person who is attacked by any such animal, but if any action is brought against the lessor/agent by any person despite us being responsible as aforesaid, we will indemnify and hold harmless the lessor/agent from any claim, action, suit or demand brought against lessor/agent by any person injured by such animal.

We understand that failure to comply with these terms shall give the owner the right to revoke permission to keep the pet, and is also grounds for further action.

DECLARATION:

I/We hereby agree to enter a "Residential Tenancy Agreement" for a period of no less thanmonths immediately upon acceptance of this application, and to pay an amount equal to two weeks rent by bank cheque or bank transfer. I/We understand that withdrawal after acceptance and payment will result in the forfeiture of the rent without prejudice to the rights of the owner/lessor as to loss or damage. I agree to treat the property in a tenant like manner and abide by the conditions and terms of the tenancy and to pay rent in advance at all times.

I/We also agree to pay electricity charges, excess or full water consumption, excess of any insurance claim and other charges as applicable under the terms of the 2010 Residential Tenancies and Rooming Act.

I/We declare the above information is true and correct. I/We have inspected the abovementioned premises and wish to take a tenancy of the premises for:

a period of: 6 / 12 / 24 / 36 months from (date): _____ at (rental amount) \$_____ per week

I/We agree that for the purpose of this application the Owner/Managing Agent may make enquiries of the persons given as references by me/us and also of such other person or agencies as may be seen fit.

I/We have viewed the property and agree to accept the property as is/in the current condition.

I/We acknowledge that we have been advised that in the event of a breach of the Tenancy Agreement by me/us, items of personal information contained in this application may be recorded in a Tenancy Date Base by, or on behalf of the Owner/Managing Agent and may be disclosed in connection with other residential tenancy applications by me/us.

I have been informed, understand and agree that should there be a requirement to commence proceedings for recovery of rent, repairs and/or damage to the aforesaid property during the term or at the expiration of the tenancy agreement, all costs associated with the proceedings shall be able to be recovered from me.

NOTE: Applicants will not be given possession until this application has been checked and approved and the Tenancy Agreement has been signed and the total amount of money been paid.

I have been informed, understand and agree that should this application not be accepted, the agent is not required or obligated to disclose why, or supply any reason for the rejection of this application.

PRIVACY DISCLOSURE STATEMENT

We are an independently owned and operated business. We are bound by the National Privacy Principles. We collect personal information about you in this form to assess your application for a residential tenancy. We may need to collect information about you from your previous landlords or letting agents, your current employer and your referees. We will also check whether any details of tenancy defaults by you are held on a tenancy default database. We use the database operated by TICA Default Tenancy Control Pty Ltd. & NTD database. You can find out more information about this database its website at www.tica.com.au. Your consent to us collecting this information is set out below.

We may disclose personal information about you to the owner of the property to which this application relates. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the landlord's insurers. We may also send personal information about you to the owners of any other properties at your request.

You have the right to access personal information that we hold about you by contacting our privacy officer (see contact details above). If you do not complete this form or do not sign the consent below then your application for a residential tenancy will not be considered by the owner of the relevant property or, if considered, may be rejected.

PRIVACY CONSENT

I, the Applicant, acknowledge that I have read the Privacy Disclosure Statement of REAL MGMT PTY LTD (above). I authorise REAL MGMT PTY LTD to collect information about me from:

- (a) My previous letting agents and/or landlords;
- (b) My personal referees; and
- (c) Any Tenancy Default Database (including TICA) which may contain personal information about me.

I authorise REAL MGMT PTY LTD to disclose the personal information it collects about me to the owner of the property, even if the owner is resident outside Australia. I also authorise REAL MGMT PTY LTD to refer my details to an arranger of:

- o financial service products (to assist with a home loan application)
- o insurance services (for contents insurance and other insurance products) and
- o tradespersons (to arrange repairs)
- o other agents (in the case of the property being placed on the market for sale)
- o other agents (in the case where a tenant reference is requested)

Applicant's signatures:

Applicant 1;		Date:	
Applicant 2:		Date:	

OFFICE USE ONLY

100 POINT IDENTIFICATION CHECK - The following identification has been photocopied and is attached to this application

Item	#1	#2	Points		#1	#2	Points
Drivers Licence	<input type="checkbox"/>	<input type="checkbox"/>	40	Tenant Ledger	<input type="checkbox"/>	<input type="checkbox"/>	20
Passport	<input type="checkbox"/>	<input type="checkbox"/>	40	Motor Vehicle Registration Certificate	<input type="checkbox"/>	<input type="checkbox"/>	20
Other Photo ID	<input type="checkbox"/>	<input type="checkbox"/>	20	Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>	20
Birth Certificate	<input type="checkbox"/>	<input type="checkbox"/>	20	Telephone Account	<input type="checkbox"/>	<input type="checkbox"/>	20
Current Wage Advice	<input type="checkbox"/>	<input type="checkbox"/>	30	Electricity Account	<input type="checkbox"/>	<input type="checkbox"/>	20
Medicare	<input type="checkbox"/>	<input type="checkbox"/>	10	Gas Account	<input type="checkbox"/>	<input type="checkbox"/>	20
Previous Tenancy Reference	<input type="checkbox"/>	<input type="checkbox"/>	20	Other			