

The Property People (Peninsula) TENANCY APPLICATION

<p>PLEASE READ PRIOR TO COMPLETING THIS FORM</p>	<p>Please note that we reserve the right not to commence checking this tenancy application until all information is provided including your previous tenancy ledger.</p> <p>All adults who reside at the property must complete a tenancy application.</p> <p>If your application is unsuccessful you must collect this tenancy application form within 14 days of having being advised that you have been unsuccessful. If you have not collected this application form within 14 days we will destroy (by shredding) this application, your privacy is important to us at the Property People (Peninsula).</p> <p>Any monies paid to the agent will be deposited into our rental trust account. If your application is declined after you have paid a holding deposit, the money will be paid to you by way of a trust account bearer cheque, marked Not Negotiable, it CANNOT be opened for cash, a Trust account cheque must transact through an account.</p>	
<p>100 POINT SYSTEM:</p>	<p>Drivers Licence (40), Passport (40), Birth Certificate (30), Other photo ID (30), Current Wage Advice (20), Medicare card (30) Previous Tenancy Reference (20), Previous rent receipts (20), Motor vehicle registration certificate (10), Bank statement (10), Telephone account (10), Electricity or gas account (10).</p>	
<p>Rental Property</p>	<p>Address</p> <p>.....</p>	
<p>Rental \$</p>	<p>I found out about this property via the:</p> <p>Internet <input type="checkbox"/></p> <p>For lease sign <input type="checkbox"/></p> <p>Agency visual window <input type="checkbox"/></p> <p>Referral <input type="checkbox"/></p> <p>Local agency profile <input type="checkbox"/></p> <p>Existing customer <input type="checkbox"/></p> <p>Other _____</p>	
<p>Tenancy Requirements</p>	<p>Commencement Date</p>	<p>Length of Tenancy</p>
<p>Applicant's Full Name and Address</p>	<p>Full legal Name (including middle names)</p> <p>.....DOB.....</p> <p>Are you known by any other name:.....</p> <p>How would you like to be addressed: eg Mr Smith or John:</p> <p>Address</p> <p>.....</p>	
<p>Applicant's Contact Details</p>	<p>☎ (Home)</p>	<p>☎ (Work)</p>
	<p>☎ (Mobile)</p>	<p>E-Mail _____@_____</p>
<p>Current Rental Details</p>	<p>Current Rent \$</p>	<p>Length of tenancy</p>

Current Rental Details- Cont	Agent/Landlord		Ⓛ (B)
	Reason for leaving?		
	Do you pay your rent in accordance with the terms of the lease? YES/NO		
	Have you ever been issued with a breach or termination notice during your tenancy? YES/NO		
	Are you listed on TICA? YES/NO		
You must supply a copy of your current rental ledger from your current agent/landlord. Your application will not be processed until this is obtained			
Previous Address	Address		
	Rent \$		Length of tenancy?
	Agent/Landlord		Ⓛ (Business)
	Reason for leaving?		
	Was the property left in satisfactory condition at the end of the tenancy? YES/NO		
	Was a breach or termination ever issued to you? YES/NO		
	Was the bond released in full? YES/NO		
Employment	Current Employer		Perm/ part time/ casual/PPT
	Gross weekly wage \$		Net weekly wage \$
	Your Position		Contact Name
	Length of employment		Ⓛ (Business)
	Please attach 3 recent pay-slips		YES NO
	Are you receiving Centerlink Income?		YES NO
	Please provide a Centerlink Income Statement		YES NO
Personal Details	Passport No.		YES NO
	Drivers license No./ Proof of Age Card		YES NO
	Medicare Card		YES NO
	Car Rego No.		Make, model & year

	Do you own the car? YES/NO		
	Is the car financed? YES/NO	If yes, what are your weekly payments?	
	Please list your financial commitments each week (e.g. loan repayments, child maintenance)		
_____ \$ _____			
_____ \$ _____			
_____ \$ _____			
Occupancy Details	Total number of occupants to live in this property	Pets?	
	Number of children: (if any)	If yes, type?	
	Ages of children:	Is the pet registered with the local Council?	
		Is the animal de-sexed?	
		If the pet is a dog, has it attended any obedience training?	
		Does the animal have a "pet reference" from as previous landlord/agent?	
		Is your pet a "rescue pet"?	
Emergency Contact Details	Name		
	Address		
	Relationship	☎ Phone	
		Email:	
Personal/Business References (not relatives)	Name	Occupation	☎ Phone

I the Applicant confirm and attest to the following being true and correct;

1. During my inspection of this property I found it to be in a reasonably clean condition and fit for habitation
 Yes No

2. If "No," I believe the following items should be attended to prior to the commencement of my tenancy. I acknowledge that these items are subject to the Landlord's approval.
.....

3. I acknowledge that this is an application to rent this property and that my application is subject to the Landlord's approval. I acknowledge the agency Letting Policy which is displayed in the agents office and on the agents internet site.

4. I consent to the information provided in this application being verified and a reference check on TICA (Tenancy Information Centre Australia) and any other available databases being undertaken.

5. I consent to The Property People (Peninsula) confirming any information I have provided on this application by contacting my references, employers, landlords etc.

6. I agree and understand that in the event of this application being rejected there is no requirement at law for the agent to disclose to me/us any reason for such retention. I will not raise any objection for not being provided a reason for any rejection of this application.

7. I agree to allow the agent to photocopy the information supplied by me for their records.

Application

I, the Applicant apply for approval to rent the premises referred to in this form and acknowledge that my application will be referred to the Landlord of the property for his / her / their acceptance and if the application is approved, to prepare a Residential Tenancy Agreement for the premises.

I, the Applicant, declare that I am not a bankrupt or an undischarged bankrupt and that the information provided by me is true and correct. The Landlord reserves the right to undertake a Bankruptcy Register Search.

Signature of Applicant

____/____/____

The Property People (Peninsula) PRIVACY POLICY

The personal information the prospective tenant provides in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the application and to manage the tenancy. Personal information collected about the Applicant in this application and during the course of the tenancy if the application is successful may be disclosed for the purpose for which it was collected to other parties including to the landlord, referees, other agents and third party operators of tenancy reference databases and tradespeople and contractors of the agency. Information already held on tenancy databases may also be disclosed to the Agent and/or Landlord and any tradespeople working for the agency from time to time. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, that fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference databases and/or other agents. If the Applicant would like to access the personal information the Agent holds, they can do so by contacting the Agent at the address and contact numbers contained in this application. The Applicant can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.

I herein authorise all my referee's, employers and agents to disclose to The Property People (Peninsula) all information that presently hold on me to assist verify my particulars:

Signature of Applicant



Holding Deposit terms and conditions

1) A person must not require or receive from a tenant a holding fee unless:

- (a) the tenant's application for tenancy of the residential premises has been approved by the landlord, and
- (b) the fee does not exceed 1 week's rent of the residential premises (based on the rent under the proposed residential tenancy agreement).

Note : A "tenant" is defined in this Act as including a prospective tenant.

(2) A person who receives a holding fee must give the tenant a written receipt setting out the following:

- (a) the amount paid and the date on which it was paid,
- (b) the address of the residential premises,
- (c) the names of the landlord and the tenant.

(3) If a tenant has paid a holding fee, the landlord must not enter into a residential tenancy agreement for the residential premises with any other person within 7 days of payment of the fee (or within such further period as may be agreed with the tenant) unless the tenant notifies the landlord that the tenant no longer wishes to enter into the residential tenancy agreement.

(4) A holding fee may be retained by the landlord only if the tenant enters into the residential tenancy agreement or refuses to enter into the residential tenancy agreement.

(5) Despite subsection (4), a holding fee must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of a misrepresentation or failure to disclose a material fact by the landlord or landlord's agent.

(6) If a residential tenancy agreement is entered into after payment of a holding fee, the fee must be paid towards rent.

STATEMENT OF FEES AND CHARGES

Reservation fee paid	\$ _____
Initial rent commencement payment	\$ _____
Rental Bond Amount	\$ _____
Total due and payable	\$ _____

Managing your bond online

Our Agency is registered with Rental Bonds Online. This means you can securely pay your bond direct to NSW Fair Trading using a credit card or BPAY, without the need to fill out and sign the bond lodgement form. Once registered, you can continue to use your account for future tenancies. If you have lodged your bond through Rental Bonds Online you will receive an email and SMS notification, not a letter.

Signature of Applicant



By signing above, you acknowledge that you agree to the terms and conditions regarding the payment of a holding deposit.

Document attachment checklist

- 100pt identification copies
- Pay-slips x 3
- Centerlink income statement (if applicable)
- Rental ledger
- Rental reference
- Pet reference

Disclosure of information to tenants generally:

The agent states that if any of the following points (a-f) are applicable to this tenancy that the agent shall serve a separate disclosure on the prospective tenant prior to the entry into a residential tenancy agreement. For the purposes of the Act, unless otherwise stated, none of the items(a-f) below apply to the prospective premises;

- (a) the residential premises have been subject to flooding or bush fire in the preceding 5 years,
- (b) the residential premises are subject to significant health or safety risks that are not apparent to a reasonable person on inspection of the premises,

Note : Disclosure under this provision does not affect the legal obligations of the landlord with respect to the residential premises.

- (b1) the residential premises are listed on the LFAI Register,
- (c) the residential premises have been the scene of a serious violent crime within the preceding 5 years,
- (d) council waste services will be provided to the tenant on a different basis than is generally applicable to residential premises within the area of the council,
- (e) that because of the zoning of the land, or other laws applying to development on the land, the tenant will not be able to obtain a residential parking permit (in an area where only paid parking is provided),
- (f) the existence of a driveway or walkway on the residential premises which other persons are legally entitled to share with the tenant.

Asbestos

This property may contain bonded Asbestos building material containing Asbestos. Asbestos was very common in the Australian Residential Building industry between the 1940's -1980's. Current scientific and medical evidence supports the fact that simply living or working in buildings that contain asbestos is not dangerous so long as the asbestos is in good condition. Good condition means "undamaged" and "undisturbed".

As a general rule, if the property was built before the mid 1980's it is highly likely that it would have materials containing asbestos. If the property was built between 1980's and 1990's it is likely that it would have materials containing asbestos. After 1990's it is highly unlikely that it would have materials containing asbestos.

Swimming and spa pools

Does the property have a swimming or spa pool? If so, the landlord must give you a copy of a valid certificate of compliance or occupation certificate issued in the past 3 years. This does not apply if you are renting in a strata or community scheme of more than two lots.

Applicant's Signature Date:

Agent Signature Date:.....