



Residential Tenancy Application Form

Please fully complete each page of this form for your application to be processed

Property Viewed on

...../...../.....

Rental Properties Applying For

Address of Property: _____

Tenancy Requirements

Length of Tenancy: _____ Year/s Rent: \$ _____ Per Week Commencement Date / /

Applicant Details

Applicant 1 **Applicant 2**

Mr Mrs Miss Ms Other Mr Mrs Miss Ms Other

First Name: _____ Middle Name: _____ First Name: _____ Middle Name: _____

Surname: _____ Surname: _____

Date of Birth / / Age: _____ Date of Birth / / Age: _____

Current Address: _____ Current Address: _____

Home Ph: _____ Work Ph: _____ Home Ph: _____ Work Ph: _____

Mobile Ph: _____ Mobile Ph: _____

Email: _____ Email: _____

Drivers Licence No: _____ State of Issue: _____ Drivers Licence No: _____ State of Issue: _____

Passport No: _____ Country: _____ Passport No: _____ Country: _____

Pension No: _____ Type: _____ Pension No: _____ Type: _____

Occupancy Details

Names and ages of those permanently or semi permanently residing at the property:

Name	Age	Male	Female
1. _____			
2. _____			
3. _____			
4. _____			

Utility Connections - This is a FREE service that connects all your utilities and other services



Direct Connect can help arrange for the connection or provision of the following utilities and other services:

- Electricity Gas Phone Internet Pay TV
 Insurance Cleaning Removals Truck or van hire

MAKES MOVING EASY



Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.

We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect 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 your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

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

Signature of application _____ Date...../...../..... Application send to Direct Connect (if required)

Pets

Details of any pets (please include Breed, Age & Council Registratrion No, Fish Tanks + Photo/s)

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Current Rental Details

Address: _____

 Current Rent \$ _____ per week
 Lease Dates: _____ to _____
 Current Landlord/Agent: _____
 Contact Name: _____
 Phone: _____
 Why are you leaving this address? _____

Address: _____

 Current Rent \$ _____ per week
 Lease Dates: _____ to _____
 Current Landlord/Agent: _____
 Contact Name: _____
 Phone: _____
 Why are you leaving this address? _____

Previous Rental Details

Address: _____

 Rent \$ _____ per week
 Lease Dates: _____ to _____
 Previous Landlord / Agent: _____
 Contact Name: _____
 Phone: _____
 Why did you leave this address? _____

Address: _____

 Rent \$ _____ per week
 Lease Dates: _____ to _____
 Previous Landlord / Agent: _____
 Contact Name: _____
 Phone: _____
 Why did you leave this address? _____

Current Employment

Applicant 1
 Current Employer: _____
 Address: _____
 Contact Name: _____
 Contact Ph: _____
 Your Occupation: _____ Your Income \$ _____
 Commenced Employment: _____
 Centrelink: _____ Your Income \$ _____

Applicant 2
 Current Employer: _____
 Address: _____
 Contact Name: _____
 Contact Ph: _____
 Your Occupation: _____ Your Income \$ _____
 Commenced Employment: _____
 Centrelink: _____ Your Income \$ _____

Previous Employment

Previous Employer: _____
 Contact Name: _____
 Contact Ph: _____
 Length of Employment: _____ Date: / / to / /

Previous Employer: _____
 Contact Name: _____
 Contact Ph: _____
 Length of Employment: _____ Date: / / to / /

Personal & Business references (not relatives)

1. Name: _____
 Phone: _____
 Address: _____
 Relationship to you: _____
 2. Name: _____
 Phone: _____
 Address: _____
 Relationship to you: _____

1. Name: _____
 Phone: _____
 Address: _____
 Relationship to you: _____
 2. Name: _____
 Phone: _____
 Address: _____
 Relationship to you: _____

Emergency Contact Details (must not be living with you)

Name: _____	Name: _____
Phone: _____	Phone: _____
Relationship to you: _____	Relationship to you: _____
Address: _____	Address: _____

Applicant 1	YES/NO	Applicant 2	YES/NO
Has your tenancy ever been terminated by Landlord or Real Estate Agent? <u>If Yes, give details:</u>		Has your tenancy ever been terminated by Landlord or Real Estate Agent? <u>If Yes, give details:</u>	
Are you in debt to another Landlord or Real Estate Agent? <u>If Yes, give details:</u>		Are you in debt to another Landlord or Real Estate Agent? <u>If Yes, give details:</u>	
Have any deductions ever been made from your Rental Bond? <u>If Yes, give details:</u>		Have any deductions ever been made from your Rental Bond? <u>If Yes, give details:</u>	
Is there any reason known to you that would affect Your ability to pay future rental payments? <u>If Yes, give details:</u>		Is there any reason known to you that would affect Your ability to pay future rental payments? <u>If Yes, give details:</u>	
Do you smoke? (Please note: Our Leases contain a "Non - Smoking" inside the property clause") <u>If Yes, give details:</u>		Do you smoke? (Please note: Our Leases contain a "Non - Smoking" inside the property clause") <u>If Yes, give details:</u>	
Have you ever had a Criminal Conviction? <u>If Yes, give details:</u>		Have you ever had a Criminal Conviction? <u>If Yes, give details:</u>	
Do you currently own a rental property?		Do you currently own a rental Property?	
I acknowledge that the Landlord and Real Estate Agent may rely on the truth of the above answers in assessing this application.		I acknowledge that the Landlord and Real Estate Agent may rely on the truth of the above answers in assessing this application.	
Name: _____		Name: _____	
Signature: _____		Signature: _____	

100 Point Check

This application will not be processed until 100 points have been achieved by the applicant (All Photos in Colour - No Faxed Images)

Prior to any Tenancy Application being considered. Each applicant is required to produce sufficient identification which in total 100 points (Photos in colour, not faxed image). Should you have any difficulties providing this information, please advise us prior to completing the application

Applicant 1	Points	
Item **At Least 1 Photo ID**		
Driver's License *	30	
Passport *	30	
Proof of Age *	30	
Tenancy History Ledger	20	
Current/Previous Tenancy Agreement	20	
4 x Previous rent receipts	20	
Rental Bond receipt	20	
3 x Pay Advice Slip / Current Centrelink Statement *	15	
Motor Vehicle Registration	15	
Telephone Account	15	
Electricity Account	15	
Gas Account	15	
Statements Bank or Credit Card (No Copies of Cards)	15	
Pension Card	15	
Health Care Card	15	
Medicare Card *	15	
Birth Certificate	15	
* MUST SUBMIT		

Applicant 2	Points	
Item **At Least 1 Photo ID**		
Driver's License *	30	
Passport *	30	
Proof of Age *	30	
Tenancy History Ledger	20	
Current/Previous Tenancy Agreement	20	
4 x Previous rent receipts	20	
Rental Bond receipt	20	
3 x Pay Advice Slip / Current Centrelink Statement *	15	
Motor Vehicle Registration	15	
Telephone Account	15	
Electricity Account	15	
Gas Account	15	
Statements Bank or Credit Card (No Copies of Cards)	15	
Pension Card	15	
Health Care Card	15	
Medicare Card *	15	
Birth Certificate	15	
* MUST SUBMIT		

PLEASE NOTE:

- THESE PREMISES ARE SMOKE FREE INSIDE

- APPLICATIONS WILL ONLY BE PROCESSED WHEN PAY SLIPS AND/OR CENTRELINK INCOME STATEMENTS ARE PROVIDED

- NO PETS INSIDE PROPERTY

- TENANTS ARE RESPONSIBLE FOR WATER SUPPLY AND ALL WATER USAGE COSTS

Payment Details

How will you pay bond? Own Funds Borrowed Funds SA Housing Trust Easy Bondpay

How will you pay initial rent? Own Funds Borrowed Funds SA Housing Trust Easy Bondpay

-SA Housing Trust cheques will be accepted

-No personal cheques will be accepted

-No Card Payment facilities available

**UPON ACCEPTANCE OF THIS APPLICATION
2 WEEKS RENT WILL BE REQUIRED IMMEDIATELY
TO SECURE YOUR NEW HOME**

Property Rental

\$ Per week

First payment of two weeks rent

\$

Rental Bond 4 / 6 (6 weeks if rent more than \$250 per week)

\$

Sub Total I (payable before possession of property)

\$

Payment Method: Tenant/Internet Banking BPAY Centrepay (Tenant to organise)

Declaration

The applicant acknowledges:

1. that the landlords insurance will not cover the tenant's contents and it is advised that the tenant should obtain contents and public liability insurance.
2. that the terms and conditions were available at the time of applying as these form part of the tenancy agreement and the tenant agrees with these terms and conditions.
3. that upon being advised of approval of this application by the agent a legal tenancy agreement is created and if the tenant(s) choose not to proceed, the agent will begin procedures to relet the property and MAY choose to recover costs incurred from the reletting as set down by the Residential Tenancies Act 1995.
4. That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property as per SA Water calculations. Costs to be calculated on a daily basis.
5. Please Note: Our tenancy agreements contain a special clause stating:
 - NO SMOKING INSIDE THE PREMISES
 - Pets
 - Water Usage / Supply Charge

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal information from:

(a) The owner or the Agent of my current or previous residence; (b) My personal referees and employer/s; (c) Any record listing or database of defaults by tenants; If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.

I am aware that the Agent will use and disclose my personal information in order to:

(a) communicate with the owner and select a tenant; (b) prepare lease/tenancy documents; (c) allow tradespeople or equivalent organisations to contact me; (d) lodge/claim/transfer to/from a Bond Authority; (e) refer to Tribunals/Courts & Statutory Authorities (where applicable); (f) refer to collection agents/lawyers (where applicable); (g) complete a credit check with NTD (National Tenancies Database)

I am aware that if information is not provided or I do not consent to the uses to which personal information is put the Agent cannot provide me with the lease/tenancy of the premises. I am aware that I may access personal information on the contact details above.

If there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement, the terms of the Residential Tenancy Agreement prevail.

Privacy Act 1988- The personal information the Applicant 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 this Applicant in this Application and during the course of the tenancy (if this Application is approved) 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 residential tenancy databases. Information already held on Residential Tenancy Databases may also be disclosed to the Agent and/or landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that Agreement, this fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the Landlord or, third party operators of residential tenancy databases and other agents.

Applicant Acknowledges the Agent's disclosure of the use of Residential Tenancy Database
TICA – PO Box 120 Concord NSW 2137 or Telephone 190 222 0346
NTD- GPO Box 13294 George St, Brisbane Qld 4003, Telephone 1300 563 826, or www.ntd.net.au

Signature of application 1: _____ Date...../...../..... Signature of application 2: _____ Date...../...../.....

Please print this form, sign and E-mail with all the required forms of I.D. to: info@kevinhodes.com.au