


TENANT APPLICATION INFORMATION

Applications Will Not Be Processed Unless All Information Is Supplied
Each applicant must complete a separate Application



Tenant
to
Retain

The property will not be held for you until the application has been approved and the deposit has been paid (and cleared) to our office trust account.

OFFICE HOURS

Our office is open Monday to Friday 8:00am - 5:00pm and Saturday 8:30am - 12:00 pm.

REQUIRED SUPPORTING DOCUMENTS

You will be required to submit supporting documents with your application. Your application will not be processed if supporting documentation is not provided. Our office will require you to submit photo identification, proof of income and proof of address for your application to be considered. Please supply photos copies of these documents as it is not always possible to return original documents to you. We can photocopy ID for you however there is a \$5 fee.

SUPPORTING DOCUMENTATION

Any of the below documents can be submitted with your application. When returning your application, you **must include** one form of official photo identification, proof of income and proof of address for each person applying for the property.

- Official Photo Identification (18+ Card, Drivers Licence, Passport)
- Other Photo Identification (University or TAFE Card, other official identification)
- Other Identification (Medicare card, bank card, pensioner card)
- Proof of current address (Phone Bill, Electricity Account, Tenancy Agreement, Council Rate Notice)
- Proof of regular housing payments (Rent Receipts, Tenant Ledger, Proof of Mortgage Payments)
- Proof of Income (Pay Slips, Bank Statements, Employer Letter, Centrelink income statement).
- Written References (From current/previous landlords/property managers or employers)

PROCESSING AN APPLICATION

In most instances, we are able to process your application within 48 hours and advise you by telephone once a response has been received from the owners of the property. If we are unable to contact all of your referees or references this process may take longer. Please ensure you complete ALL sections on the application form and include current phone numbers.

Our office is a member of TICA Ph: 02 97431800 and The National Tenancy Database/Veda Ph: 138332. As a part of the application checking process your details will be checked on one or all of these databases checking for any history of database listings, outstanding debts, property damage or objectionable behaviour.

APPROVAL OF AN APPLICATION

If your application is approved, we will require you to return to our office prior to moving into the property to collect a copy of your Tenancy Agreement, Body Corporate By Laws (if applicable) and Information Statement "Renting in Queensland". It is important that you carefully read these documents prior to taking up tenancy.

ONCE APPROVED

Once your application has been approved you are required to sign all lease documentation and return within 48 hours. At this time you are also required to pay the equivalent of the first two weeks rent (to be receipted as a part payment of bond) to secure the property. Please note that this must be paid in cleared funds however cash is not accepted. We do have eftpos facilities for **initial** payments.

GENERAL INFORMATION PRIOR TO TAKING UP TENANCY



COLLECTION OF KEYS

Our office is open Monday to Friday 8:00am - 5:00pm and Saturday 8:30am - 12:00Noon only. You will need to collect the keys, finalise payment of monies and sign all documents in these hours ONLY.

PAYMENT OF RENT & BOND

Prior to taking possession of the property, we require 2 weeks rent and 4 weeks bond. If your weekly rent is more than \$700 per week, the bond requirement may vary. **This office does not except bond transfers and does not transfer Department of Housing Bonds.** If you are relying on a bond transfer please discuss this with our office prior to signing the Tenancy Agreement. All monies must be paid in cleared funds (bank cheque or money order) prior to collecting the keys. Cash will not and cannot be accepted.

BOND LODGEMENT

It is important to know that all parties signing the Bond Lodgement Form at the commencement of the tenancy must be present in the office at the end of the tenancy to sign the Refund of Bond Form. Failure to have all signatures on the Refund of Bond Form will result in delays of up to 4 weeks for monies to be released. You will also need to inform our office of the portion of bond each tenant is contributing. If we are not notified it is assumed 50/50.

PAYMENT OF RENT – When signing the Tenancy Agreement

We are not able to accept cash payments. We offer several forms of payment methods. (1) Payment of rent by NAB Rent Card where you can utilise the telephone/internet to make payments (2) Cheque (3) Money Order. This will be discussed with you in further detail prior to moving in.

SIGNING OF THE TENANCY AGREEMENT

Upon acceptance, if you are unavailable to sign the lease agreement in person please advise us and electronic copies can be forwarded. All occupants must sign the Tenancy Agreement, shown photo identification and pay all monies in cleared funds prior to the occupancy date.

ELECTRICITY CONNECTION / TELEPHONE CONNECTION

It is the tenant's responsibility to connect the electricity and to ensure that it is disconnected at the end of the tenancy (if applicable). All connection costs and deposits are the tenant's responsibility.

ENERGEX (Electricity) 13 13 77 TELSTRA (Telephone) 13 22 00 VEDA Connections 1300 301 001

CONDITION REPORTS

When you move into the property, be very particular with the Condition Report and make sure you mark down anything not already outlined on the report. If you do not mark it down, you may be liable for discrepancies when you vacate. You must return the Condition Report to our office within 3 days of moving into the property. Keep the report in a safe place during your tenancy, as you will need to refer to the report when vacating the property.

TENANT DEFAULT AGENCY

Our office is a member of TICA, The National Tenancy Database and Veda, which are tenant default agencies. Should you default in your rent or breach a term of your Tenancy Agreement, the details will be listed with these agencies. Once listed, the information will remain on file until the courts approve removal as per legislation. We do look forward to a harmonious agent tenant relationship and we will only take this course of action when absolutely necessary. If you experience financial hardship throughout the tenancy it is imperative that you contact our office to discuss the matter in further detail.

WE ARE HERE TO HELP

If you require further assistance or information prior to moving into your property, please feel free to contact our office.

APPLICATION FOR RESIDENTIAL TENANCY – The 3 pages of this application must be completed in full & signed or your application will not be processed

RENTAL PROPERTY: _____

APPLICANTS DETAILS

Name	D.O.B.		/	/	/
Contact No. Home	Work	Mobile			
Email Address					
Number of Adults to Reside in Property			*You must list ALL names & ages below		
Number of Children/Dependants to Reside in Property			*You must list ALL names & ages below		
Car Registration	Drivers Licence No.	Licenced State			
Passport No.	18+ Card No.	Other ID			
Car Make/Model & Year					
Total number of Cars to be kept on premises			Pets	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Type & Breed of Pet(s)			Are you a smoker <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are you an Australian Citizen? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, please provide a copy of Visa details with application					

Full name and age of all persons (including children) other than applicant wishing to occupy the premises

* _____

CURRENT ADDRESS DETAILS – Please note we do NOT accept bond transfers.

Address	<input type="checkbox"/> Rented \$	per week	<input type="checkbox"/> Owned
Name of Real Estate, Private Landlord or Agent You Rented/Sold the property through			
Address	Phone		
Email			
Period of occupancy	/	/	to / / Reason for leaving
Do you expect the bond to be refunded in full <input type="checkbox"/> Yes <input type="checkbox"/> No If no, why			

PREVIOUS ADDRESS DETAILS

Address	<input type="checkbox"/> Rented \$	per week	<input type="checkbox"/> Owned
Name of Real Estate, Private Landlord or Agent You Rented/Sold the property through			
Address	Phone		
Email			
Period of occupancy	/	/	to / / Reason for leaving
Was the bond refunded in full <input type="checkbox"/> Yes <input type="checkbox"/> No If no, why			

PERSONAL REFERENCES - Do not include relatives (This must be completed in full)

Name	Address
Phone	Relationship
Name	Address
Phone	Relationship
Name	Address
Phone	Relationship

EMERGENCY CONTACT - Name of Relative or Other Person Not living at the property to be your Next of Kin

Name	Address
Phone	Relationship

INCOME DETAILS – ALL INCOME IS NET OR TAKE HOME “PER WEEK “

Occupation	Period of employment
Employer	Weekly wage (nett - after tax) \$
Address	Phone
<input type="checkbox"/> Full - time <input type="checkbox"/> Part - time <input type="checkbox"/> Casual (hours per week)	
If less than 6 months Previous Employer	
Occupation	Period of employment
Address	Phone Weekly wage \$
<input type="checkbox"/> Full - time <input type="checkbox"/> Part - time <input type="checkbox"/> Casual (hours per week)	
Other	Austudy \$
<input type="checkbox"/> Student (Name of College, TAFE, UNI)	
<input type="checkbox"/> Pensioner Type	Allowance \$
<input type="checkbox"/> Unemployment benefit	Allowance \$
<input type="checkbox"/> Self Employed (Name of Business)	Wage \$
Address	Phone
How long established	ABN No.
Accountant Name	Phone
<input type="checkbox"/> Other type of Income (ie. Savings or Investments)	Other Income \$

HOW DID YOU FIND OUT ABOUT THE RENTAL PROPERTY?:
 To Let Sign Rental List
 Telephoned
 Other _____
 Window Card Internet

QUESTIONS

Have you ever been evicted or are you in debt to another Landlord or Agent Yes No
 If yes, give details _____

I, the applicant, accept the property in its present condition Yes No
 (A detailed Condition Report will be completed prior to you taking possession)
 If no, give details _____



TERMS & CONDITIONS - AUTHORITY & PRIVACY DISCLAIMER

Applicant's Name: _____

I, the applicant, do solemnly and sincerely declare that the information provided is true and correct. I have inspected the premises and wish to take a tenancy of such premises for a period of _____months/years from ____/____/____ at a rental of \$_____ per week. The rent to be paid is within my means and I agree to pay a bond of \$_____. It is agreed that acceptance of this application is subject to a satisfactory report as to the tenant's credit worthiness and I provide consent for the Agency as part of application processing to contact all necessary people (such as referees, other agents, tenancy databases, employers) to verify the Application information provided and understand that all Federal Privacy Act requirements and the Australian Privacy Principles will be adhered to by the Agency.

I consent to my personal information being passed on during the tenancy (should it commence) and after the tenancy, if required, to other third parties which include however are not limited to tradespeople/contractors, salespeople, bodies corporate, tenancy databases and other relevant parties in full compliance with the Federal Privacy Act and any other relevant information. The Lessor of the property will be provided all relevant information as the tenancy agreement is between the lessor and the tenant; the agency manages the property on behalf of the lessor. The agreement should it commence is a contract between the lessor and the tenant; personal information will be passed onto the lessor as the owner of the property.

Once the application has been approved I agree to sign all lease documentation and return within 48 hours. At this time I also agree to pay the equivalent of the first two weeks rent, to be receipted as bond, to secure the property. In this instance that being \$_____. THE PROPERTY WILL NOT BE HELD UNTIL THE DOCUMENTATION AND MONIES ARE PAID.

In the event that the application is successful and lease documentation signed, I agree that this tenancy shall be binding. Should I decide not to proceed, I agree that all monies paid will be forfeited to your office and we will be in a break lease situation.

I, the applicant, accept that if the application is rejected, the agent is not legally obliged to give a reason. I understand that if the application is not accepted, the application form and all information collected shall be disposed of within 4 weeks in accordance with the Privacy Act guidelines. I have an opportunity to collect my personal information prior to the information being destroyed by written request to the Agency. To review our agency privacy policy, please contact our office to request a copy.

APPLICANTS SIGNATURE _____ DATE _____

AGENT _____ DATE _____

Pet Application Form Pet 1

This form is to be completed where the lessor of the property has indicated that pets may be approved to reside at the Property. If more than one pet, a separate application form must be used.

Type of Pet (Example, Dog, Cat, Bird etc)	Breed of Pet
Name of Pet	Age of Pet
Is the pet de sexed? Yes / No	Description of Pet
Council registration number of Pet	Council where registered
Photo provided with application? Yes / No	
Pet Referee (Person who can provide a reference regarding the Pet)	
Name	Contact Numbers

Pet Application Form Pet 2

This form is to be completed where the lessor of the property has indicated that pets may be approved to reside at the Property. If more than one pet, a separate application form must be used.

Type of Pet (Example, Dog, Cat, Bird etc)	Breed of Pet
Name of Pet	Age of Pet
Is the pet de sexed? Yes / No	Description of Pet
Council registration number of Pet	Council where registered
Photo provided with application? Yes / No	
Pet Referee (Person who can provide a reference regarding the Pet)	
Name	Contact Numbers

Pet Acknowledgement

The pet/s if approved are to be outside at all times. The tenant/s shall be liable for any damage caused by the pet/s whilst residing in the property. If damage occurs during the tenancy, our agency is to be advised as per the terms of the tenancy agreement and the damage rectified within a reasonable time frame. The tenant/s understand and agree that full FLEA fumigation must take place at the end of tenancy (and during the tenancy if necessary); and upon vacation of the property a receipt must be provided from a reputable pest control company

Tenant Name	Tenant Signature	Date
1		
2		
3		