

APPLICATION FOR RESIDENTIAL TENANCY

IMPORTANT- To Consider Your Application, We Require You To:

- ⊕ **FILL IN COMPLETELY AND SIGN THE APPLICATION FORM** with all relevant information and reference details, and all persons wishing to reside clearly indicated. **WE CANNOT PROCESS THIS FORM UNLESS ALL PARTS HAVE BEEN FULLY COMPLETED.**
- ⊕ Read and Sign the **Privacy Act Acknowledgment Form.**
- ⊕ **Provide identification to pass our 100 POINT CHECK.**

PROOF OF IDENTIFICATION REQUIRED- 100 POINT CHECK

We require **each applicant** to provide the following:

WE REQUIRE IDENTIFICATION FROM ALL THREE CATAGORIES, WITH A TOTAL SUM OF 100 POINTS OR MORE.

Category	IDENTIFICATION REQUIRED PER APPLICANT	POINT VALUE
1 <input type="checkbox"/> Tick	Current Agent Rent History Ledger/Record	50 Points
1 <input type="checkbox"/>	Passport (only if Non-Australian Resident)	40 Points
1 <input type="checkbox"/>	Latest Telephone Account (Landline Only)	40 Points
1 <input type="checkbox"/>	Latest Electricity or Gas Account (With Address)	40 Points
1 <input type="checkbox"/>	Current Driver's Licence- with Photo	40 Points
1 <input type="checkbox"/>	Proof of Age Card- with Photo	40 Points
2 <input type="checkbox"/>	Tertiary Education Photo ID	30 Points
2 <input type="checkbox"/>	Current Vehicle Registration	30 Points
2 <input type="checkbox"/>	Passport (Australian Resident)	20 Points
3 <input type="checkbox"/>	Medicare Card	10 Points
3 <input type="checkbox"/>	Citizenship Certificate	10 Points
3 <input type="checkbox"/>	Birth Certificate	10 Points
3 <input type="checkbox"/>	Debit/Credit Card	10 Points

PROCESSING AND APPLICATION ACCEPTANCE/NON ACCEPTANCE

PLEASE READ CAREFULLY

- ⊕ Your application will be processed with the information provided and submitted to the landlord for their acceptance or non-acceptance for tenancy. This is always a landlord decision.
- ⊕ **IMPORTANT - We are unable to give any reason for non-acceptance, if your application is not approved for tenancy.**
- ⊕ Should your application be accepted, you will be asked to pay the bond/first 2 weeks rent and sign the lease as soon as possible. You will be asked to pay the monies in cash, bank cheque or money order.
- ⊕ **Please inform us if your bond will be by SAHT Bond Guarantee**
- ⊕ **Water Charges may also apply - please check with the property manager.**
- ⊕ It is a tenant responsibility to arrange connection of electricity, telephone and gas supply to the property, once the application is approved.
- ⊕ Please ask your property manager if they are able to assist with utility connection services.

This application will be retained for 3 months and will then be destroyed.



RESIDENTIAL TENANCY APPLICATION

Applicants please note that by signing this application you are agreeing to enter into a Residential Tenancy Agreement if you are successful and the Landlord notifies you of acceptance.

Agent: SYP Real Estate Pty Ltd trading as Yorke Peninsula Real Estate
REISA Member No. 3097 Phone No. (08)8853 2533 Facsimile No. (08)8853 2172

Applicant

Property

Term _____ months commencing on ____ / ____ / ____ (or the date on which the Applicant is entitled to possession under this Application, whichever is later) and ending on ____ / ____ / ____

Rent \$ _____ per week payable in advance, the first payment being \$ _____ (no more than 2 weeks' rent) and then *Fortnightly* by the following method:

- Cash (during office hours) Bank Deposit Book Direct Debit from Bank Account
 - Bank Cheque (during office hours) Rent Card
 - Other (give details)
- Security Bond equal to 4 weeks Rent \$ _____ Other:

APPLICATION TERMS

1. APPLICATION

The applicant applies to the Agent to let the Property in accordance with the terms of this Application, and in consideration of the Landlord accepting the application agrees to the following acknowledgements and undertakings.

2. APPLICANT'S ACKNOWLEDGEMENTS

2.1 Legal capacity

The Applicant has the legal capacity to enter into the formal residential tenancy agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection.

2.2 Application is binding on acceptance

Immediately upon the Agent advising the Applicant by telephone or otherwise that the Landlord accepts this Application, the Applicant agrees that a binding Tenancy Agreement is created in accordance with the terms of:

2.2.1 this application; and

2.3 Sign Residential Tenancy Agreement

The Applicant must sign the Residential Tenancy Agreement as soon as reasonably possible after this Application is accepted by the Landlord.

2.4 Entitlement to possession

The Applicant is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by the Applicant and returned to the Agent.

2.5 Applicant to pay the Rent

The Applicant agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement.

2.6 Applicant to pay the Security Bond

The applicant must provide the Security Bond plus an amount equal to two 2 weeks rent in cash or by bank cheque before taking possession of the Property.

- 2.7 **Agent may make enquiries**
The applicant authorises the Agent:
 - 2.7.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application (including information relating to the Applicant's employment, rental history, business and personal references).
 - 2.7.2 to provide information relating to the Applicant's tenancy of the Property to any Registered Agent who is authorised by the Applicant to inquire about that matter.

2.8 **Application if true**
The application and all of them warrant that the information contained in the Reference Schedule is true.

2.9 **Inconsistency**
Subject to clauses 2.4 and 2.6, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement then the terms of the Residential Tenancy Agreement prevail.

3. APPLICATION INCLUDES ATTACHMENTS

This Application includes all schedules and attachments to it.

4. INTERPRETING THIS APPLICATION

Unless the context suggests otherwise, this Application must be

- 4.2 All heading are for convenience only.
- 4.3 A reference to the Applicant includes each person named as the Applicant jointly and severally.

5. PRIVACY ACT 1988

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. Information already held on tenancy reference 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, 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 Agents at the above agents address and phone number. 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

APPLICANT SIGNATURE _____

DATE / /

APPLICANT SIGNATURE _____

DATE / /

Applicants Please Note:

- 1. All items on this Application must be completed in full.
- 2. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
- 3. Applicants acknowledge that they have been provided with a copy of the Residential Tenancy Agreement, have had an opportunity to read it and will enter into the Agreement upon being notified that they are the successful applicant.
- 4. Use of this Agreement by a non-member of REISA or in violation of REISA's Rules and By-laws is a breach of copyright.

Full Name:

Age in years: Date of Birth

Drivers Lic Car Reg

Telephone Numbers: Home

Work Mobile

Current Address:

Full Name:

Age in years: Date of Birth

Drivers Lic Car Reg

Telephone Numbers: Home

Work Mobile

Current Address:

Time at Present Address

Time at Present Address

Previous Address (if less than 2 years at present address)

Previous Address (if less than 2 years at present address)

Rental History: Current Landlord/Agent (if no current Landlord, name previous Landlord/Agent)

Rental History: Current Landlord/Agent (if no current Landlord, name previous Landlord/Agent)

Name

Name

Address

Address

Phone (H) (W)

Phone (H) (W)

Reason for vacating Current Premises

Reason for vacating Current Premises

Current Weekly Rent \$

Current Weekly Rent \$

Employment: Occupation

Employment: Occupation

Business Name

Business Name

Supervisor Tel

Supervisor Tel

Bus. Address

Bus. Address

Length of Service

Length of Service

Gross Weekly Income \$

Gross Weekly Income \$

Other Income & Sources

Other Income & Sources

Personal/Business Reference:

Personal/Business Reference:

1. Name

1. Name

Address

Address

Phone (H) (W)

Phone (H) (W)

2. Name

2. Name

Address

Address

Phone (H) (W)

Phone (H) (W)

Name & Address of nearest relative/friend (In case of emergency)

Name & Address of nearest relative/friend (In case of emergency)

Relationship

Relationship

Phone (H) (W)

Phone (H) (W)

Names and Ages of all persons (not listed as the Applicant) who will occupy the Property

Pets

Details

OFFICE USE ONLY

Property Address

Rental References:

Employment Check/s:

Personal Reference/s:

Business/Credit Reference/s:

Relation Cross Check:

Landlord Instructions:

Property Manager: _____

Date:

Date and Time of Approval to Tenant/s:

Date and Time of Signing Agreement:

Fortnightly Rent \$ Due and Payable every second

Calendar Monthly Rent \$ Due and payable on the day of the month

Tenancy Period to

Rent \$

Bond \$

Total \$

Special Conditions

