

Tenancy Application

Name: _____

Property: _____

Date: _____



lowermountains@oneagency.com.au

2/274 Macquarie Road, Springwood

02 4751 8888

www.oneagencylowermountains.com.au

One Agency Ritchie Property Group

TENANCY APPLICATION

Property: _____ Date Inspected: ____ / ____ / ____

Agent who showed you the property: _____ Appointment time: _____ AM / PM

THE APPLICATION CANNOT BE PROCESSED UNLESS THE FOLLOWING INFORMATION IS PROVIDED

- Photo Identification**
A current drivers licence is acceptable. If you do not have a drivers licence you must produce other documents such as a passport, birth certificate and/or other photo identification. We must site the original.
- Tenancy Reference**
If you are currently renting, or have rented in the past, a tenancy ledger from your most current landlord/agent is required. Further any information/references from previous landlords/a gents is preferred. If no ledger is available then copies of at least five rent receipts must be provided.
- Current Lease**
Copy of the front page of your current lease agreement
- Proof of Income**
Your last three pay slips are required. Your most recent original bank statement displaying your name and account details is required. Should you be receiving any government payments an original statement from that government agency is required. A reference from your employer is preferred. If you are self employed, documentation is required to support your business ownership i.e copy of the business registration certificate, bank statements, letter of confirmation from the company accountant.
- Proof of Address**
Copies of telephone account, mobile phone account, electricity account, bank and/or credit card account and motor vehicle registration papers.
- Home Owners**
If your current or last address was your own home you will need to provide mortgage documents or certificate of title and/or bank statements. Reference from selling agent and or solicitor is also very helpful.

PLEASE BE ADVISED OF THE FOLLOWING GUIDELINES WHEN APPLYING FOR RENTAL PROPERTIES

1. Our Agency reserves the right to accept multiple applications for each property
2. All adults over the age of 18 who will occupy the premises must complete a Tenancy Application Form whether going on the lease or not
3. If an application is not completed in full, or if insufficient information and references are given, it will not be processed until such information is made available
4. Prospective tenants wishing to apply for a property must first inspect the premises internally before an application will be processed
5. Bond transfers are not accepted by this office
6. Keys will not be handed over until initial monies have been paid in full and each applicant has signed the Residential Tenancy Agreement
7. We will endeavour to notify you by phone whether or not your application has been approved within two business days of receipt of the application in full
8. The Landlord's decision to approve or reject your application will be based on the number and quality of references provided and demonstrated ability to pay rent and maintain the property to an acceptable standard. Therefore, please complete the application to the best of your ability, providing as much information and supporting documents or references as possible.
9. We offer our tenants to pay their rent using the One Agency Ritchie Property Group DEFT reference number, using Bpay. Centrepay is available on request.

APPLICATION DECLARATION AND PRIVACY STATEMENT

I hereby offer to rent the property from the owner under the lease to be prepared by the Agent. Should this application be accepted by the Landlord, I agree to enter into a Residential Tenancy Agreement pursuant to the Residential Tenancies Act 2010.

I acknowledge that I will be required to pay 1 weeks rent as a holding deposit within 24 hours from the approval of the application. Then I must pay the balance of the two weeks rent and the bond prior to the signing of the lease. These payments are to be made using the One Agency Ritchie Property Group DEFT number provided or Centrepay. No cash or cheques will be accepted in our office.

This application is accepted subject to the availability of the property on the due date and no action shall be taken by the applicant against the landlord or the agent should any circumstances arise whereby the property is not available for occupation on the due date.

After the above initial payments have been made, our preferred method of rent payment is via the One Agency Ritchie Property Group DEFT number using Bpay or Centrepay. No cash or cheques will be accepted in our office.

After the application is approved and the deposit paid (the deposit paid is equal to 1 weeks rent), I agree that if I change my mind and do NOT proceed with the lease; the deposit will be forfeited to the Landlord in full. I acknowledge that this application is subject to the approval of the Landlord/Owner. I declare that all information contained in this application is true and correct and given of my own free will. I declare that I have inspected the premises and I am willing to accept it in its current state. I declare that I am not bankrupt or an undischarged bankrupt. I authorise One Agency Ritchie Property Group to obtain and confirm 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 default tenants

The personal Information the prospective tenant provides in this application or collected from other sources is necessary for One Agency Ritchie Property Group to verify the Applicant's identity, to process and evaluate the application and to manage the tenancy. Any 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. Information already held on tenancy databases may also be disclosed to this agency and/or the 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

Name _____

Sign _____

applicant during the course of the tenancy may also be disclosed as required. If the applicant would like to access the personal information that this agency 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, this agency may not be able to process the application and manage the tenancy.

I acknowledge that One Agency Ritchie Property Group will use and disclose my personal information to:

- (a) The landlord, referees or other agents
- (b) Prepare Lease/Tenancy documents
- (c) Allow tradespeople or equivalent organisations to contact me
- (d) Lodge/claim/transfer to/from Fair Trading Renting services
- (e) Refer to Tribunals/Courts & Statutory Authorities where applicable
- (f) Refer to collection Agents/Lawyers where applicable
- (g) Complete a credit check with any Tenancy Database
- (h) Connect utilities through YourPorter

If I default under a rental agreement, I agree that the Agent may disclose details of any such default to the Tenancy Default Database, and to Agents/Landlords of properties I may apply for in the future.

I am aware that if the necessary information is not provided or I should not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises. I authorise the Agent to request my personal information from any default database or listings such as NTD, TICA or TRA for the purpose of checking my tenancy history. If you wish to access your information or dispute your record you can contact: NTD 1300 563 826 - www.ntb.net.au, TICA 1902 220 346 - www.tica.com.au, TRA (02) 9363 9244 - www.tradingreference.com

One Agency Ritchie Property Group comply with the laws protecting your privacy. The information you provide to One Agency Ritchie Property Group will be collected and securely stored, and will not be sold to third parties. We conduct direct marketing for our services from time to time and you may receive such information from us. If you wish to access your personal information held by One Agency Ritchie Property Group or do not wish One Agency Ritchie Property Group to use your information for purposes other than in accordance with this Agreement, please contact our office. You may obtain a copy of One Agency Ritchie Property Group Privacy Policy by contacting us on 02 4751 8888 or lowermountains@oneagency.com.au or view at oneagencylowermountains.com.au

Date of Birth ____ / ____ / ____

Date ____ / ____ / ____

PROPERTY APPLYING FOR

Address _____

Suburb _____ Post Code _____

Date Property is to be occupied / / _____

Proposed length of tenancy _____

Rent Payable for Property \$ _____ per week/month

Name(s) of other Applicants to Occupy Property _____

Relationship? _____

Relationship? _____

Relationship? _____

PERSONAL DETAILS

Title _____ First Name _____

Middle Name _____

Last Name _____

Other names you have been known as _____

Date of Birth / / _____

Current Address _____

Suburb _____ Post Code _____

Driver Licence No _____ State _____ Expiry _____

Car Registration No _____ Expiry _____

Passport No _____ Country _____ Expiry _____

Alternate ID _____ No _____ Expiry _____

Pension Type _____ No _____

PERSONAL DETAILS CONTINUED

Are you an Australian citizen? Yes No

Home _____ Work _____

Mobile _____

Email _____

CURRENT LIVING SITUATION

Are you the Owner Renter Other (please specify) _____

How long have you lived at your current address? Yrs _____ Mths _____

Name of Landlord/Agent/Selling Agent _____

Phone _____ Fax _____

Rent/Mortgage paid \$ _____ per week/month

Reason for leaving _____

Has your rent/mortgage always been paid on time? _____

Was bond repaid in full? Yes No N/A

If No please specify _____

PREVIOUS LIVING HISTORY

Were you the Owner Renter Other (please specify) _____

Previous Address _____

How long did you live at this address? Yrs _____ Mths _____

Name of Landlord/Agent/Selling Agent _____

Phone _____ Fax _____

Rent/Mortgage Paid \$ _____ per week/month

Reason for leaving _____

UTILITY CONNECTIONS – IMPORTANT FREE SERVICE

YourPorter Electricity Gas Internet Pay TV Phone

One Agency Ritchie Property Group have a duty of care to ensure that the utility services at this property are connected/transferred into your name before you move into your property.

YourPorter is a FREE service connecting utilities and other services. If the Agent approves this application, YourPorter will be contacting you by phone, SMS, or email for the purposes of assisting you to connect your utilities within 24 hours of receiving this application for next business day connection.

DECLARATION AND ACCEPTANCE: I/We consent to the disclosure of this application form (including any personal information contained in this form) to YourPorter Pty Ltd (ABN 36 252 576 050) for the purpose of allowing YourPorter and its service provider iSelect Ltd to contact me for the connection of services as offered by YourPorter.

I/We acknowledge that if I/We do not provide my/our personal information, YourPorter and iSelect will not be able to provide these services to me/us. YourPorter and iSelect will ensure that my/our personal information is collected, used, held and disclosed in accordance with the requirements of the Privacy Act 1988 (Cth).

I/We acknowledge that iSelect, the Agent, its employees and YourPorter may receive a benefit in relation to the connection of any of the services listed above. I/We consent to YourPorter and iSelect contacting me by phone or SMS in relation to the connection of the services listed above. I/We acknowledge that this consent permits YourPorter and iSelect to contact me even if the numbers listed on this application are listed on the Do Not Call Register. YourPorter and iSelect will otherwise collect, hold, use and disclose personal information in accordance with their respective privacy policies, which are available at www.yourporter.com.au/general/privacy-policy/ and <http://www.iselect.com.au/privacy-policy/> YourPorter is a free service, but I/We acknowledge that standard connection fees may apply for services connected (in addition to the ongoing service fees).

I/We acknowledge that neither YourPorter nor the Agent nor iSelect accept any responsibility for any delay in or failure to arrange or provide for any connection of a service or for any loss, damage, cost or expense in connection with such delay or failure. By signing this application I/We understand YourPorter is a value add product and that I/We are under no obligation to use YourPorter.

Telephone: 1300 400 600
 Fax: 1300 326 468
www.yourporter.com.au

Sign _____ Date / / _____

