

RENTAL APPLICATION

ELDERS REAL ESTATE VICTOR HARBOR

Proof of identification & income check

We require each applicant to provide the following identification, as well as proof of income statements (to confirm the rent is affordable for the applicant).

*** Photo ID (at least 2 types):**

- Current Driver's Licence Passport (Current & Valid)
- Proof of Age card—with photo Tertiary Education photo ID

*** Utilities bill (at least 2 types) showing Name & Address:**

- Phone bill Electricity or Gas bill
- Council rates Current Vehicle registration

Extra optional identification documents showing Name & Address:

- Centrelink / Pension Concession card
- Medicare

Proof of Income:

- Bank statement (last 2 weeks) Centrelink Statement of Income Payslips 3x weeks

** Required*

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. We are unable to give reasons for non-acceptance by a landlord.

IF YOUR APPLICATION IS SUCCESSFUL, you will be asked to pay the Bond and the first 2 weeks rent and sign the Lease as soon as possible. ** Water charges may apply — please check with the Property Manager.

Utilities

Connection of electricity, telephone and gas to the property, is the responsibility of the tenant. If you require assistance, please sign the connectnow section for help with connection of these utilities.

Elders Property Management

11-13 Victoria Street, Victor Harbor SA 5211
m | 0418 939 301 p | 08 8555 9066 f | 08 8555 9055
e | vhreferrals@elders.com.au

BOND REQUIRED
If rent is \$250/week or less, bond = **4 weeks rent (+ 2 weeks rent up front)**
If rent is \$251/week or more, bond = **6 weeks rent (+ 2 weeks rent up front)**

Residential Tenancy Application Schedule



1. AGENT: Company Name/Legal Entity: Elders Rural Services Australia Ltd Tas Elders Real Estate - Victor Harbor

Street 1: 11-13 Victoria Street

Street 2:

Suburb: VICTOR HARBOR

State: SA

Postcode: 5211

ABN (if applicable):

RLA No: 62833

Telephone: W: 08 8555 9000

F: 08 8555 9055

M: 0418939301

Email: vhrentals@elders.com.au

2. PREMISES:

Street 1:

Street 2:

Suburb:

State:

Postcode:

3. RENT:

Amount: \$ per week

Frequency: Payable in advance: Weekly Fortnightly Calendar monthly

4. BOND:

\$

5. TENANCY

6 months 12 months Other

Date able to occupy / / 20

6. APPLICANT:

Mr Mrs Ms Miss

Date of Birth

Full Name:

Joint Application with:

7. CONTACT DETAILS:

Telephone: W:

H:

M:

F:

Email:

8. IDENTIFICATION:

Drivers Licence No:

Car Registration No:

Passport No:

Pension No. and Type:

Residential Tenancy Application Schedule



9. EMPLOYMENT:

Occupation: _____

Business Name: _____

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

Supervisor/Manager: _____ Telephone: _____

Length of Service: _____ years _____ months

Gross Weekly Income: \$ _____

Other Income/Source: _____

*Name of Accountant: _____ Telephone: _____

**Previous Employment: _____ Telephone: _____

Occupation: _____

Business Name: _____

Street 1: _____

Street 2: _____

Suburb: _____ State: _____ Postcode: _____

* If Self Employed

** If current employment is less than 2 years

10. IF NOT CURRENTLY EMPLOYED:

Income / Source: _____

Amount: \$ _____ per * week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

11. STUDENT:

College/TAFE/University: _____ Student No: _____

Faculty/Course: _____

Income / Source: _____

Amount: \$ _____ per * week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

* Strike out as applicable

Residential Tenancy Application Schedule



12. RENTAL HISTORY:

Current Landlord/ Agent:

Name:
 Street 1:
 Street 2:
 Suburb: State: Postcode:
 Telephone:
 Current Rent: \$ per week Length of time at current address: years months

Reason for Vacating:

Current Address:

Street 1:
 Street 2:
 Suburb: State: Postcode:

*** Previous Landlord/ Agent:

Name:
 Address:
 Telephone:
 Property Rented:

*** If less than 2 years at current address

13. PERSONAL/BUSINESS REFEREES:

Name: Telephone:
 Relationship:
 Name: Telephone:
 Relationship:

14. RELATIVES (closest relative not residing with you):

Name:
 Street 1:
 Street 2:
 Suburb: State: Postcode:
 Telephone: W: H:
 M: F:
 Relationship:

15. OTHER OCCUPANTS (Full details of all persons who will reside at the property):

Note: All persons over 18 years must complete a separate Application

Name: Age:
 Name: Age:
 Name: Age:
 Name: Age:
 Name: Age:
 Name: Age:

Residential Tenancy Application Schedule



16. PETS:

Do you have any pets? Yes No

If yes, provide details:

17. FOR STATISTICAL PURPOSES ONLY:

Please indicate where you saw this Property advertised?

Advertiser

Window Display

Signboard

Catalogue

Website (specify)

Other (specify)

IMPORTANT INFORMATION FOR TENANTS

1. TENANT COSTS:

Note: Tenants are required to pay additional costs for services as indicated

All water usage costs adjusted for the period of tenancy

All water usage costs in excess of kL per annum, with such allowance to be adjusted for the period of tenancy

All water supply charges adjusted for the period of tenancy

No charge for water

Other (specify)

Electricity Gas Telephone Other (specify)

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

2. RENT PAYMENT METHOD:

The Applicant/s understand that the Agent will accept rent payments in the following form/s:

Cash

Bank Deposit Book

Direct Debit

Rent Card

Bank Cheque

Internet Transfer

Credit Card

Other CENTREPAY

3. EXCLUSIONS (IF ANY):

List any Property which is not included in the Tenancy:

4. ACKNOWLEDGMENT:

In making this Application the Applicant/s acknowledge that the Landlord and/ or Agent do not represent or guarantee that a telephone line or television aerial is connected to the Premises, even if one or more telephone / aerial outlet plug/s is located in the premises.

Residential Tenancy Application Terms and Conditions



1. APPLICATION

The Applicant applies to the Agent to let the Property in accordance with the Terms and Conditions of this Application

2. APPLICANT'S OBLIGATIONS

2.1 The Applicant warrants that:

- 2.1.1 it has the legal capacity to enter into the formal REISA Residential Tenancy Agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection;
- 2.1.2 all information provided to the Agent in relation to this Application is true and correct and the Applicant undertakes to promptly advise the Agent of any change to that information;

2.2 The Applicant acknowledges that:

- 2.2.1 it must sign the Residential Tenancy Agreement as soon as reasonably practicable following acceptance of this Application by the Landlord;
- 2.2.2 it is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by the Applicant and returned to the Agent;
- 2.2.3 it agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement;
- 2.2.4 it must provide the Bond plus an amount equal to two (2) weeks' rent in cash or by bank cheque before taking possession of the Property.

3. AUTHORITY

3.1 The Applicant authorises the Agent:

- 3.1.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application;
- 3.1.2 to provide information related to the Applicant's tenancy of the Property to any Registered Agent who is authorised by the Applicant to enquire about that matter;

3.2 The Applicant authorises their current employer, previous employer (if applicable), accountant (if applicable), current landlord/agent (if applicable), previous landlord/agent (if applicable), and referees as set out in this Application to disclose details of its tenancy, employment and/or character to the Agent for the purpose of processing this Application.

4. INCONSISTENCY

Subject to clauses 2.2.2 and 2.2.4 of this Application, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement the terms of the Residential Tenancy Agreement prevail.

5. PRIVACY ACT 1988

- 5.1 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.
- 5.2 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, third party operators of residential tenancy databases and/or other agents.

FULL NAME OF APPLICANT:

SIGNATURE OF APPLICANT:

DATE: / / 20

- The Applicant acknowledges receipt of the Agent's disclosure of the Agent's usual use of residential tenancy database/s, the names of the database/s and contact details.

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. Use of this Application by a non-member of REISA is a breach of Copyright.

Residential Tenancy Application



100 POINT IDENTIFICATION CHECK

100 points of identification needs to accompany this Application.

(please attach relevant copies)

At least one (1) form of identification must be photographic.

TYPE	POINTS
Drivers Licence	40
Passport	40
Birth Certificate	30
Student Card	30
Other Photo ID	30
Current Wage Advice	20
Previous Tenancy Reference	20
Previous Rental Payment History	20
Motor Vehicle Registration Certificate	10
Bank Statement	10
Telephone Account	10
Electricity Account	10
Gas Account	10
TOTAL	<input type="text"/>

The Agent usually uses a residential tenancy database/s to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant. Not Applicable Yes

If yes, provide details of the residential tenancy database/s usually used:

Name of residential tenancy database: TICA Default Tenancy Control Pty Ltd
 Telephone: (02) 9743 1800
 Email: membership@tica.com.au
 Website address: www.tica.com.au

Name of residential tenancy database:
 Telephone:
 Email:
 Website address:

Name of residential tenancy database:
 Telephone:
 Email:
 Website address:

Residential Tenancy Application Tenant Reference Check



TO: * Agent/Landlord

Fax no:

Email:

The Applicant has provided your details as a current or previous*Agent/Landlord and has authorised us to request information about the tenancy from you. Please return the completed form by fax to (08)

or email:

APPLICANT(S):

PROPERTY RENTED:

I / We, the above named applicant(s) agree for the information to be released.

SIGNATURE OF APPLICANT:

X

DATE: / / 20

PERIOD OF RENTAL:

DATE: / / 20

TO: / / 20

RENT PAID PER WEEK:

\$

WAS THE APPLICANT THE LEASEHOLDER OR OCCUPANT?

Leaseholder

Occupant

WAS THE RENT EVER IN ARREARS:

Yes

No

If yes, please provide details:

WAS ANY NOTICE TO REMEDY ISSUED?

Yes

No

If yes, please provide details:

WAS THE PROPERTY KEPT IN A CLEAN AND TIDY MANNER?

Yes

No

WERE ANY PETS KEPT?

Yes

No

WERE THERE ANY PROBLEMS?

Yes

No

If yes, please provide details:

WAS THE GARDEN SATISFACTORILY MAINTAINED?

Yes

No

WERE THERE ANY DEDUCTIONS FROM THE BOND OR DISPUTES AT THIS TIME?

Yes

No

If yes, please provide details:

WOULD YOU RENT TO THE APPLICANT(S) AGAIN?

Yes

No

ANY OTHER RELEVANT INFORMATION:

Thank you for your assistance.

DATE: / / 20

Signature of Property Manager

Full Name of Property Manager

Residential Tenancy Application



Elders Rural Services Australia Ltd Tas Elders Real Estate - Victor Harbor
residential tenancy database/s.

disclosure of the Agent's usual use of

This notice is to be retained by the Applicant
Do not return this page to the Agent

The Agent usually uses a residential tenancy database/s, listed below, to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant.

Name of residential tenancy database: TICA Default Tenancy Control Pty Ltd
Telephone: (02) 9743 1800
Email: membership@tica.com.au
Website address: www.tica.com.au

Name of residential tenancy database: _____
Telephone: _____
Email: _____
Website address: _____

Name of residential tenancy database: _____
Telephone: _____
Email: _____
Website address: _____



Elders Real Estate Victor Harbor
11-13 Victoria Street
Victor Harbor
p | 08 85521422 f | 08 85525049
e | victorharbor@elders.com.au
eldersrealestate.com.au

Zero tolerance- policy for late rent arrears

At Elders we pride ourselves on careful tenant qualification and screening processes. Applications are approved **ONLY** on the grounds that we are confident the rent will be paid on time. However a minority of the tenants still get behind in their rent, despite all of our tenant screening procedures.

As we do not know who this will be when we sign tenancy agreements, we need to advise each tenant of our **ZERO TOLERANCE** policy for late payers.

Follow-up involves phone calls, letters, emails and SMS. This may cause some people to become upset, embarrassed, and resentful. However, we do not apologise for such action as we believe that the rent must be paid on time...**all the time!** We make it clear that our clients who own the rental property have taken out a mortgage. This person has approved your application **ONLY** on the grounds that your rent will be paid on time... **EVERY TIME!**

Therefore if you believe you may be late with your rent payment **YOU MUST** notify us at least 3 working days before the payment is due so we can warn the landlord so that they can prepare to make other arrangements for their mortgage payment.

Sometimes some tenants are continually late with payments, without becoming a full 14 days in arrears, if we have a tenant that is continuously behind despite our efforts, we will recommend to the landlord for their lease not to be renewed. The tenant will be required to vacate the property at the end of their lease and will also be given a poor performance reference should a new landlord or agent require one.

However should we not be contacted, our policy is...

- 3 days behind in rent – we will send you an SMS reminder
- 5-7 late in rent – letter, email
- 7-12 late in rent - phone call, letter, email, SMS
- 15 days late with rent – notice of termination issued

Eviction will follow if the problem is not remedied

In extreme cases, details of the tenancy are put on an **Online National Database – TICA** - this will affect further tenancy agreements with other Real Estate agents not only in your local area but Australia wide, and this will cause you inconvenience and hardship.

It is the tenant's responsibility to ensure that the rent is paid on time. We accept this application only on the provision that the tenant understands this litigation and commits to the rent being in advance at all times.

_____ Name	_____ Signature	_____ Date
_____ Name	_____ Signature	_____ Date

Residential Property Tenancy Agreement:

Terms and Conditions



1. AGREEMENT

The Landlord agrees to rent the Property to the Tenant in accordance with the terms and conditions of this Agreement

2. DEFINITIONS AND INTERPRETATION

In this Agreement, unless a contrary intention appears:

- 2.1 "Act" means the *Residential Tenancies Act 1995*;
- 2.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 2.3 "Ancillary Property" means the property identified or specified in the Inspection Sheet;
- 2.4 "Bond" means the amount specified in Item 7 of the Schedule;
- 2.5 "Landlord" means the person or organisation specified in Item 2 of the Schedule;
- 2.6 "Premises" means the premises the subject of this Agreement specified in Item 4 of the Schedule;
- 2.7 "Property" means the Premises and the Ancillary Property (if any);
- 2.8 "Rent" means the amount specified in Item 6 of the Schedule and/or as varied in accordance with this Agreement;
- 2.9 "Tenant" means the person or organisation specified in Item 3 of the Schedule;
- 2.10 "Term" means the period this Agreement remains in force specified in Item 5 of the Schedule.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

3. TENANT'S RIGHTS AND OBLIGATIONS

3.1 Subject to the provisions of the Act the Tenant must:

- 3.1.1 pay the Rent to the Agent in full in the manner and at the times specified in Item 6 of the Schedule, unless the Agent has given the Tenant a notice in writing setting out an alternative method;
- 3.1.2 pay the Bond to the Agent;
- 3.1.3 pay all outgoings of the Property to the Agent including gas, electricity, telephone and oil, together with rates and charges for water specified in Item 8 of the Schedule, within fourteen (14) days of receipt of a notice for payment;
- 3.1.4 keep the Property clean and secure, immediately notify the Landlord or the Agent of any damage to the Property and immediately report to the Landlord or the Agent any breakdown or fault in the equipment, electrical, smoke detectors or plumbing services in or on the Property;
- 3.1.5 pay the cost of repair to "the Plumbing" (as defined in clause 3.2.3) when damage to it is as a result of a breach by the Tenant of this Agreement;
- 3.1.6 keep the Property clear of rubbish, place household rubbish in a bin of the type approved by the local council, put the bin out for collection on the day of collection and retrieve it as soon as possible after it has been emptied;
- 3.1.7 regularly mow the lawn, weed and water the garden to at least maintain any garden that is part of the Property to the same standard as applied at the commencement of the Term;
- 3.1.8 keep all drains clear and not intentionally nor negligently do anything that will interfere with the proper operation of any Plumbing or drainage system on the Property;
- 3.1.9 use the Premises solely as a place of residence;
- 3.1.10 pay the cost of any repairs necessary because of damage to the Property as the result of an act or omission of the Tenant or any invitee of the Tenant;
- 3.1.11 return to the Agent's office the completed Inspection Sheet required by the Regulations under the Act within fourteen (14) days of the commencement of the Term, together with details of any disputed item on that Inspection Sheet;
- 3.1.12 where the Property includes a swimming pool or spa:
 - 3.1.12.1 supply and bear the cost of all necessary labour, chemicals and treatments to maintain the present condition of the swimming pool or spa;
 - 3.1.12.2 observe any instructions from the Landlord about the use or maintenance of the swimming pool or spa, including the correct chemical levels;
 - 3.1.12.3 not drain the swimming pool or spa without prior written consent of the Landlord;
 - 3.1.12.4 advise the Landlord or the Agent immediately upon becoming aware of any equipment, including fences or gates, being damaged or malfunctioning or of the condition of the pool or spa deteriorating such that remedial treatment is required;
- 3.1.13 effect and maintain any policy of insurance specified in Item 9 of the Schedule during the Term and, on demand, produce to the Landlord or the Agent a certificate of currency for that insurance;
- 3.1.14 indemnify and keep indemnified the Landlord and the Agent in respect of loss incurred or suffered as a result of any breach of this Agreement by the Tenant or any negligent act arising from the Tenant's use of the Property:
 - 3.1.14.1 this indemnity includes, without limitation, loss due to bodily injury, sickness, or death or loss, destruction or damage to property;
 - 3.1.14.2 this indemnity survives the expiration or termination of this Agreement.

3.2 The Tenant must not without the prior written consent of the Landlord:

- 3.2.1 use, cause or permit the Property to be used for an illegal or unauthorised purpose;
- 3.2.2 intentionally or negligently cause or allow others to intentionally or negligently damage the Property (including by driving nails, plugs or screws or fixing any adhesive material to any part of the Property);
- 3.2.3 use any sink, basin, bath, lavatory, drain or similar facility ("the Plumbing") in or connected to the Property for other than their intended purpose;
- 3.2.4 damage the Plumbing or the drainage or sewerage systems of the Property;
- 3.2.5 affix any fixture or make any renovation, alteration or addition to the Property;
- 3.2.6 remove or alter any fixture or device on the Property;
- 3.2.7 cause or permit a nuisance or any interference with the reasonable peace, comfort or privacy of any person who resides in the immediate vicinity of the Property;
- 3.2.8 assign this tenancy or sublet the Property;
- 3.2.9 affix any television antenna, cable TV or satellite dish to the Property;
 - 3.2.9.1 it is acknowledged by the tenant that the landlord and/or the agent do not represent or guarantee that a telephone line or a television aerial is connected to the Premises, even if one or more telephone / aerial plug/s is located in the Premises;

INITIALS

Residential Property Tenancy Agreement: Terms and Conditions



- 3.2.10 install any air-conditioning unit on or in the Premises;
 - 3.2.11 keep any animals (including reptiles, mammals, birds, poultry or fish) on the Property;
 - 3.2.12 permit any bicycle or motor cycle to be brought into the living areas of the Premises or left anywhere in or near the Premises other than in an agreed parking place;
 - 3.2.13 place any advertisement, notice or sign on or in the Property;
 - 3.2.14 interfere with any machinery, plant or equipment belonging to the Landlord on the Property other than to operate it in accordance with the Landlord's or the manufacturer's instructions;
 - 3.2.15 allow any person other than the intended occupants notified to the Landlord prior to the commencement of this Agreement to remain on the Property for more than fourteen (14) days;
 - 3.2.16 alter, remove or add any locks or other security devices to the Property. In the event consent is granted, the Tenant must supply any key, device or updated security code to the Agent as soon as practicable;
 - 3.2.17 cause or permit smoking within the Premises.
- 3.3 Where the Premises are a unit or lot under the *Strata Titles Act 1988* or the *Community Titles Act 1996* or are comprised in another form of multiple dwelling, the Tenant must not breach or permit a breach of the applicable Act or the Articles/By Laws of the Corporation made under that Act, or (in regard to other premises) of any Articles or Rules that apply and in particular must not:
- 3.3.1 park any motor vehicle or motor cycle in any place other than an allotted parking space;
 - 3.3.2 deposit any rubbish around the Property or any neighbouring properties other than in a bin provided for the purpose;
 - 3.3.3 place any pot or plant container or personal items on any window sill, balustrade, balcony or passageway or in any common areas;
 - 3.3.4 hang washing anywhere other than in areas provided for that purpose;
 - 3.3.5 use any communal laundry outside the times set by the Corporation.

4. LANDLORD'S RIGHT OF ENTRY

Subject to the Act, the Landlord or Agent may enter the premises:

- 4.1 in an emergency;
- 4.2 to collect rent;
- 4.3 to inspect the premises;
- 4.4 to carry out garden maintenance;
- 4.5 to carry out necessary maintenance;
- 4.6 to show the premises to prospective tenants;
- 4.7 to show the premises to prospective purchasers;
- 4.8 to determine whether a breach has been remedied;
- 4.9 for some other genuine purpose;
- 4.10 if the landlord believes on reasonable grounds that the tenant has abandoned the premises.

5. LANDLORD'S RIGHTS AND OBLIGATIONS

- 5.1 Subject to the Act, the Landlord must:
- 5.1.1 provide the Property in a reasonable state of cleanliness;
 - 5.1.2 provide and maintain the Property in a reasonable state of repair having regard to its age, character and prospective life, however the Landlord will not be regarded as being in breach of the obligation to repair unless the Landlord has been given written notice by the Tenant of the defect requiring repair and the Landlord fails to act with reasonable diligence to have the defect repaired;
 - 5.1.3 provide and maintain such locks and other devices as are necessary to ensure that the Property is reasonably secure;
 - 5.1.4 pay all rates, taxes and charges imposed in respect of the Property other than rates and charges for water that are agreed to be paid by the Tenant and specified in Item 8 of the Schedule;
 - 5.1.5 allow the Tenant to have quiet enjoyment of the Property during the Term.
- 5.2 The Landlord must not:
- 5.2.1 cause or permit any interference with the reasonable peace, comfort or privacy of the Tenant in the use by the Tenant of the Property;
 - 5.2.2 except where the Tenant is in default of this Agreement, alter, remove or add any lock or device of the type referred to in clause 5.1.3 without the Tenant's written or verbal consent.
- 5.3 Subject to the Act, the Landlord may increase the Rent and Bond during the Term, even if this Agreement is for a fixed term. If the Agreement is for a fixed term, any rent increase during the Term must be either by mutual agreement or in accordance with clause 5.4.
- 5.4 By completing this clause, the parties agree that the rent will be increased during the fixed term of the agreement as follows:
- 5.4.1 the rent will be increased to \$ _____ per week on ____/____/____ ;
and to \$ _____ per _____ on ____/____/____ ; or
 - 5.4.2 the rent increase can be calculated by the following method (set out details):
With 2 months notification when the wall has been repaired.

6. TERMINATION AND HOLDING OVER

The Landlord and Tenant agree:

- 6.1 this Agreement may only be terminated in accordance with the Act;
- 6.2 subject to clause 6.3, the Landlord may terminate this Agreement on seven (7) days notice to the Tenant if the Tenant breaches it in any respect whatsoever;
- 6.3 where the Landlord proposes to give a notice terminating this Agreement for non-payment of rent, the Rent must have been in arrears for at least fourteen (14) days before a notice of termination can be given;
- 6.4 if, with the approval of the Landlord, the Tenant remains in occupation of the Property after the expiration of the Term, this Agreement continues until determined by either party in accordance with the Act;
- 6.5 if the Tenant breaches this Agreement during its Term, and the Landlord re-lets the Property, then the Tenant will pay to the Agent the Landlord's reasonable re-letting costs including advertising, letting fee and any out of pocket expenses, together with the Rent to the date on which the Tenant is released (if applicable) from this Agreement;
- 6.6 the Landlord may charge the Tenant for processing an application for consent to sublet the Property.

INITIALS

Residential Property Tenancy Agreement: Terms and Conditions



7. PRIVACY ACT 1988

- 7.1 The parties agree and acknowledge that the Agent uses personal information collected from the Landlord and Tenant to act as the Landlord's agent and to perform their obligations under this Agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients.
- 7.2 The Agent may disclose information to other parties including media organisations, on the internet, to potential tenants, or to clients of the Agent both existing and potential, as well as to tradespeople, owners, corporations, government and statutory bodies, other agents, and to third party operators of tenancy reference databases. By entering into this Agreement the Tenant acknowledges that if they fail to comply with their obligations under this Agreement that fact and any other relevant information collected about the Tenant during the course of the tenancy may also be disclosed to other agents and third party operators of tenancy reference databases.
- 7.3 The Agent will only disclose information in this way to other parties as required to perform their duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the *Privacy Act 1988*.
- 7.4 If the Tenant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Agreement. The Tenant can also correct this information if it is inaccurate, incomplete or out-of-date.

8. OTHER CONDITIONS

This Agreement includes such other terms and conditions as specified in Item 10 of the Schedule.

9. GENERAL

- 9.1 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of this State.
- 9.2 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

INITIALS



easyBondpay™

makes renting easier for you



What is easyBondpay?

EasyBondpay is an exciting new bond payment facility for tenants and property managers looking to streamline the bond payment process.

We provide **same business day** electronic payment of the full rental bond direct to your trust account, while your tenants repay their bond over 6 or 12 easy monthly instalments.

Our web application platform is user friendly, with an easy 1 minute, online application enabling you to provide a secure, efficient monthly instalment option at the point of property tenancy application.

Backed by secure payment processing systems, easyBondpay is a proven tool for securing new tenants faster, increasing your service offering while maximising revenue and efficiencies from the application process.

Make bond payments EASY with easyBondpay.

- ✓ EASY 1 MINUTE INTERNET APPLICATION
- ✓ NO MINIMUM OR MAXIMUM BOND VALUE
- ✓ INSTANT APPROVAL

How does it work?



The tenant is approved for rental by you and opts to pay their bond monthly with easyBondpay.



You submit your clients easy 1 minute online application for instant approval.



We remit the bond electronically the very same business day in to your trust account.

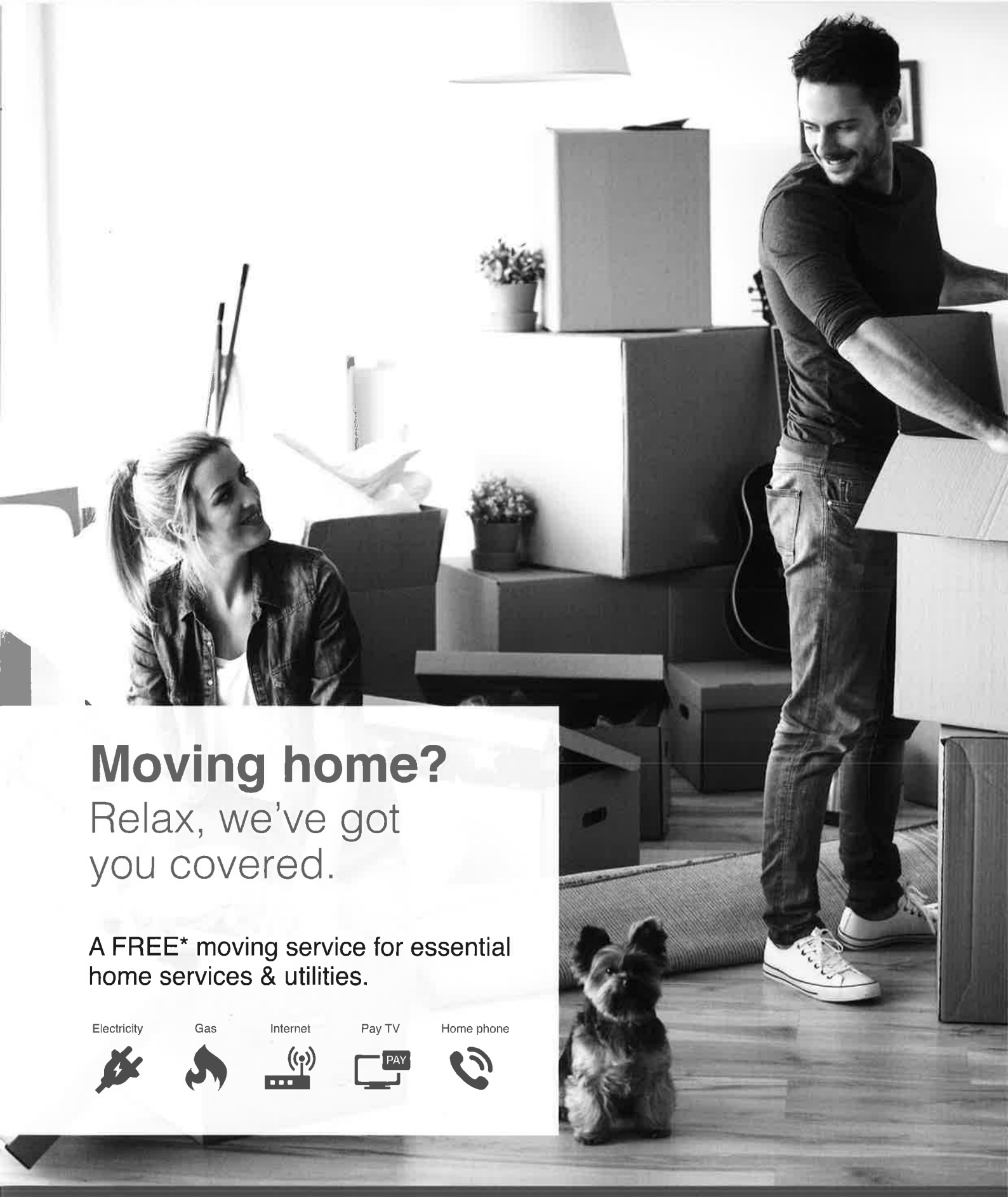


That's it! We manage the client's instalments until the bond has been repaid in full.

- ✓ NO SUPPORTING DOCUMENTS REQUIRED
- ✓ SAME DAY, FULL BOND PAYMENT
- ✓ ADDITIONAL REVENUE OPPORTUNITY

EasyBondpay is a product of Principal Finance, an independent finance provider offering a range of leading edge finance products, which also include premium funding and fee funding.

www.easybondpay.com.au or call us on 1300 042 663 (1300 04 BOND)



Moving home?

Relax, we've got you covered.

A FREE* moving service for essential home services & utilities.

Electricity



Gas



Internet



Pay TV



Home phone



connectnow.
We get things sorted.

Moving made easier with connectnow.
connectnow.com.au

The **FREE*** connectnow moving home service.

Connectnow takes care of connecting all your core home moving needs. We'll make your move easier, saving you time and effort. All you need to do is choose the services that best suit your home and lifestyle, and we'll look after the rest.

Our connection service is complimentary to you. It's our way of ensuring the move into your new home is as seamless as possible.

You choose. We get things sorted.

We work with some of Australia's leading service providers to make sure you're getting the best value for your choice.

- Electricity
- Gas
- Water⁺
- Internet
- Home phone
- Pay TV
- Truck & car hire
- Removalists[^]
- Cleaning
- Grocery delivery
- Bottled gas[^]
- Insurance[#]

[^]Services may not be available in every state or territory. ⁺Water connection services are only available for residents in Victoria. Bottled gas connection services are only available in NSW and Qld. [#]Connectnow does not provide any form of insurance advice and acts in a referral capacity only. Please seek your own advice before deciding to take up an insurance product. Note, connectnow may receive commissions or fees for referrals sent to an insurance provider.


Let's connect now.

Connecting your home has never been easier, thanks to connectnow.

Return this completed form to:

 connectnow.com.au OR

 1300 554 323

 1300 889 598

We'll be in touch soon after you submit this form, to get things sorted for you.

connectnow.
We get things sorted.

Your details

Surname _____

Given name _____

Connection address _____

Suburb _____

Postcode _____

State _____

Email address _____

Phone _____

Mobile _____

Move in date / / _____

SIGNED _____

Date / / _____

YES I accept the Terms.

Please call me to connect my new home services



We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing info@connectnow.com.au To the extent permitted by law and except where expressly guaranteed, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

^{*}While our services are free to you, standard provider connection fees and charges may apply. Connectnow may receive commissions or fees from its service providers for referrals or connections.

Office only section

Branch name _____

Property or Sales Manager name _____

Connectnow Pty Ltd is part of the AGL Group.