

 **Applicant to retain this page**



Real Estate

Return Application to: ↓

deanne.hudson@eldersrealestate.com.au

Fax: 08 8354 2134

or deliver to

184 Grange Road, Flinders Park

Application for Residential Tenancy

IMPORTANT

- (1) Check with the property manager if **Water Charges** apply for this property
- (2) Read the Privacy Act Acknowledgement Form and **Complete** & **Sign** the application form
- (3) Please note that the Landlord and/or the agent *do not represent or guarantee that a telephone line is connected* to the Premises, even if one or more telephone plugs can be visually seen on inspection. Any connection costs will be the responsibility of the tenant.
- (3) **Provide** identification to pass our 100 point check

Current Passport	40 Points
Current Drivers Licence with Photo	40 Points
Student Card	30 Points
Other Photo ID	30 Points
Medicare Card	30 Points
Birth Certificate	30 Points
Current Agent Rent History Leger/Record	20 Points
Pay slip	20 Points
Latest Telephone/Electricity/Gas Account	10 Points each
Current Vehicle Registration	10 Points
Bank Statement	10 Points

We are unable to give any reason for non-acceptance if your application is not approved for tenancy this is always a landlord decision.

Should your application be accepted, you will be asked to pay the first 2 weeks rent & bond (cash or internet banking) and make a time to sign the lease with your Property Manager.

✂

Please note Elders Flinders Park usually uses TICA as a Residential Tenancy Database for checking an applicant's tenancy history and to determine whether to enter into a tenancy with the applicant.



Tenant Enquiries
PH 190 222 0346
www.tica.com.au

Residential Tenancy Application

For your application to be processed you must answer all questions (including the attached pages)

Elders Real Estate Flinders Park

184 Grange Rd, FLINDERS PARK SA 5025
Phone: (08) 8354 2424 Fax: (08) 8354 2134
Mobile: 0407 828 554
Email: deanne.hudson@eldersrealestate.com.au



What is the address of the property you would like to rent?

Lease commencement date?			Lease Term?		How many people will normally occupy the property?	
Day	Month	Year	Years	Months	Adults	Children
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

APPLICANT 1

1. Please give us your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

APPLICANT 2

1. Please give us your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

UTILITY CONNECTION- This is a FREE service that connects all your utilities



Once we have received this application we 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 the information on this Application and explain the details of the services offered. Direct Connect is a utility one stop connection service. PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F: 1300 664 185. www.directconnect.com.au

MAKES MOVING EASY

Please tick utilities as required:

Electricity Gas Phone Internet Pay TV Insurance Removalist Cleaning

DECLARATION AND EXECUTION: By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue for a period of 1 year from the date of our/my execution of this application/until 28 days after we/I disconnect the last of the services in respect of which this application is made; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of the services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection, disconnection or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services.

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

Signature of applicant _____ Date...../...../..... Application sent to Direct Connect (if required)

Property Manager _____

APPLICANT 1

2. How long have you lived at your current address?

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

Why did you leave this address?

4. Please provide your employment details

What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

5. Next of kin details (not residing with you)

Surname Given name/s

Home no. Work/mobile

Relationship to you

6. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname Given name/s

Home no. Work/mobile

Relationship to you

2. Surname Given name/s

Home no. Work/mobile

Relationship to you

APPLICANT 2

2. How long have you lived at your current address?

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

Why did you leave this address?

4. Please provide your employment details

What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

5. Next of kin details (not residing with you)

Surname Given name/s

Home no. Work/mobile

Relationship to you

6. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname Given name/s

Home no. Work/mobile

Relationship to you

2. Surname Given name/s

Home no. Work/mobile

Relationship to you

7. Full names and ages of all OTHER persons who will reside at the property

Names	Ages
1.	
2.	
3.	

8. Please provide details of any pets

Breed/type	Council registration number
1.	
2.	

9. Registration, make & model of all vehicles permanently kept at the property

1.
2.

10. THESE PREMISES ARE SMOKE FREE INSIDE.

11. Payment details

Please indicate how you propose to pay your bond: Please indicate how you propose to pay your initial rent

Own funds Borrowed funds SA Housing Trust Own funds Borrowed funds SA Housing Trust

Property rental

\$ Per week OR \$ per month

First payment of rent two weeks in advance

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

Sub total (payable before possession of property)

Payment Method: Direct or Internet Banking BPay Cheque or Money Order

DECLARATION

The applicant acknowledges:

- 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.
 - 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.
 - 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.
 - That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property as per State calculations. Costs to be calculated on a daily basis.**
 - Please Note: Our tenancy agreements contain a special clause stating: NO SMOKING INSIDE THE PREMISES**
- 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/Trust Account; (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) or TICA
- 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.

6. Inconsistency

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

7. Privacy Act 1988

7.1 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.

7.2 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 or, third party operators of residential tenancy databases and or other agents.

8. Applicant acknowledges the Agent's disclosure of the use of Residential Tenancy Database to check the Applicant's tenancy history

TICA – PO Box 120 Concord NSW 2137, Telephone 190 222 0346 or www.tica.com.au
 NTD- GPO Box 13294 George St, Brisbane Qld 4003, Telephone 1300 563 826 or www.ntd.net.au

Signature of applicant 1 _____

Date...../...../.....

Signature of applicant 2 _____

Date...../...../.....

Property Manager name: _____