



Nerang Property Management
 07 55782311
 07 55781261 fax
 4/18 Ferry Street, Nerang 4211
 admin@nerangpropertymanagement.com.au

Please tick if done:

100 Pt Check

TICA Check

APPLICATION FOR RESIDENTIAL TENANCY

Proposed Property:			Rent P/W :
Full Name:			Ph(H):
D. O. B. / /	Male <input type="checkbox"/> Female <input type="checkbox"/>		Ph(Wk):
Drivers Lic. No.:	State:	E-mail:	Mobile:
Current Address:			Rent P/W :
Period of Occupancy:		Current Lessor / Agent:	
Their Address:			Phone:
Previous Address:			Rent P/W :
Period Of Occupancy:		Previous Lessor / Agent:	
Address:			Phone:
Was Bond Refunded In Full: YES / NO		If Not, Why Not:	

PERSONAL REFEREES (Not Relatives) *(This section must be completed in full with daytime contact numbers provided. Your application may be delayed if this information is not provided in the first instance)*

Name:		Ph (H):
Address:		Ph (W):
Relationship:	Known Since:	Mobile:
Name:		Ph (H):
Address:		Ph (W):
Relationship:	Known Since:	Mobile:
Name:		Ph (H):
Address:		Ph (W):
Relationship:	Known Since:	Mobile:

STUDENTS *(Students MUST attach proof of income rec'd through benefits or wages)*

Name of College, TAFE or University:			
Faculty / Course:		When Will You Finish:	Student Id No.:
<input type="checkbox"/> Full Time / <input type="checkbox"/> Part Time	Austudy: YES / NO	How Much: \$ p.f	Student Union No:
Parent/Guardian Name:			Phone:
Address:			

INCOME DETAILS *(THIS SECTION IS COMPULSORY : NO DETAILS STATED = NO APPROVAL)*

Occupation:		Employer:	Ph 1:
Address:			Ph 2:
How Long:	<input type="checkbox"/> Full Time / <input type="checkbox"/> Part Time (hrs per wk)	Nett Weekly Salary: \$	
If Less Than 6 Months - Previous Employer:			Phone:
Address:			

*** If Income is based on Centrelink Benefits please provide copies of relevant statements.**

RELATIVE TO CONTACT IN CASE OF EMERGENCY (MUST NOT BE LIVING WITH YOU)

Name:		Ph(H):
Address:	Relationship:	Ph(Wk):

I, the Applicant, do solemnly and sincerely declare that the above information is true and correct and that I have supplied this information of my own free will. I HEREBY AUTHORISE the letting agent to conduct any and all inquires and or searches as required to verify the information contained in this application.

Full Name: _____ Signature: _____ Date: _____

IF SELF EMPLOYED

Name of Business:	Industry:	Phone:
Address:		
Nett Weekly Salary: \$	Accountant Name:	Phone:

BUSINESS REFERENCES

Name:	Business Name:	Phone:
Address:		
Name:	Business Name:	Phone:
Address:		

AUXILIARY INFORMATION

Pets: YES / NO	Cat Dog	Type:	Registered?	Who With:
Other Occupants:				
Number of Children:		Ages:		
Car Make:	Car Model:	Year:	Car Reg:	State:
Is Car Financed: YES / NO	Who With:	Drivers Lic. No.:	State:	

BANKING & CREDIT INFORMATION (OPTIONAL)

Bank:	Branch:	Account Type:
Credit Cards: <input type="checkbox"/> Bankcard <input type="checkbox"/> Visa <input type="checkbox"/> MasterCard <input type="checkbox"/> Amex <input type="checkbox"/> Diners		Balance:
Other Credit Accounts (Myer, Target, AGC etc - <i>Current or Finalised</i>)		
Details	A/C No:	Balance
		\$
		\$
		\$

AUTHORITY

I, the Applicant, do solemnly and sincerely declare that the above information is true and correct and that I have supplied this information of my own free will. I HEREBY AUTHORISE the letting agent to conduct any and all inquires and or searches as required to verify the information contained in this application.

I, the Applicant, solemnly and sincerely declare that I am not an undischarged bankrupt. I have inspected the abovementioned premises and wish to take a tenancy of such premises for a period of _____ from

/ / at a rental of \$ _____ per week and that the rental to be paid is within my means. I also undertake to pay a Rental Bond of \$ _____ upon the signing by me of the tenancy agreement.

It is agreed that immediately upon communication of acceptance of this application by the landlord or his agent that this tenancy shall be binding on both landlord and tenant and that the necessary monies and deposits will be paid in advance within 48 hours of such notice of acceptance.

Acknowledgement: by the Applicant:

I have been informed that this property is covered by **Nerang Property Management** and I give consent and authority for all necessary enquiries to be made in relation to this application. I acknowledge and agree that should any default occur during the period of my tenancy details of such default will be reported to **Nerang Property Management** and any associated tenancy default registers.

Applicant Name: (Please print clearly)

Applicant Signature: Date: / /

Witnessed by: Print your Christian Name:
 For and on behalf of: (Agency Name) Date: / /

PLEASE LIST ALL PEOPLE THAT WILL BE LIVING AT THE PROPERTY: (Including Children)

NAME:.....DOB:.....OCCUPATION:.....

NAME:.....DOB:.....OCCUPATION:.....

NAME:.....DOB:.....OCCUPATION:.....

NAME:.....DOB:.....OCCUPATION:.....

Terms Of Application

<p>1. Declaration The applicant declares: (1) That all above details are true and correct (2) Not to be bankrupt or insolvent</p> <p>2. Applicant Agrees The applicant agrees: (1) They have inspected the premises in Item (1) and accept its condition. (2) The applicant will sign the Tenancy Agreement forthwith upon being notified of acceptance of this application by the agent. (3) This Tenancy Application unless accepted, creates no contractual or legal obligations between the parties. (4) They understand that the Agent /Landlord is not required to give an explanation to the applicants for any application not approved. (5) On acceptance of this application by the Landlord being notified to the applicant, verbally or in writing, the applicant will rent the premises from the landlord under the Tenancy Agreement drawn up by the agent and, upon the signing of the Tenancy Agreement, pay the bond and rent amounts in item (1) in an approved way as more particularly set out in the tenancy agreement. Such payments to be cleared funds prior to occupancy.</p> <p>3. Holding Deposit</p> <p>3.1 If the applicant has paid to the agent a Holding Deposit on the signing of this application for tenancy, such fee, if the application is successful and a tenancy agreement is entered into, will be applied in full or part payment of the rental bond and any remainder applied towards the rent for the tenancy agreement.</p> <p>3.2 Should the application for tenancy be successful and the applicant fails to, within the option period: (a) Accept the offer of tenancy or (b) otherwise notify the Landlord / Agent of their intentions not to exercise the option or (c) Having exercised the option, take all necessary and reasonable steps to enter into a tenancy agreement,</p>	<p>Then any Holding Deposit paid by the applicant will be forfeited to the landlord.</p> <p>3.3 Should the application for the tenancy not be accepted, the holding deposit will be refunded in full to the applicant.</p> <p>3.4 The applicant acknowledges the landlord / agent will not accept a Holding Deposit from another prospective tenant until the expiration of the Option Period (Item1) which unless otherwise specified shall be 48 hours from the giving of a receipt.</p> <p>4. Privacy Statement</p> <p>4.1 The agent collects and uses personal information provided by you as the applicant to assess your application for a residential tenancy and provide services required by you or on your behalf during the tenancy.</p> <p>4.2 You as the applicant agree the agent may subject to the Privacy Act 1988 (CTH) (where applicable), collect, use and disclose personal information to: (1)The owner of the premises to which this application for tenancy applies. (2)Credit reporting &/or debt collecting agencies and tenancy databases. (3) Trades people and similar contractors engaged by the owner/agent in order to facilitate the carrying out of work with respect to the premises. (4) Nominated referees to confirm information provided by you. (5) The owners insurance companies, authorised real estate personnel, courts and tribunals and other third parties as may be required by the agent's services. (6) The utility connection provider, where you have opted for such a service in item (6), for the purpose of enabling the connection and/or disconnection of your utility services. (7) Body Corporates.</p> <p>4.3 Without provision of certain information the agent may not be able to act effectively or at all on the owner's behalf as result of which your application may not be acceptable to the owner.</p> <p>4.4 The applicant has the right to request the agent provide details of such information and also correct any inaccurate or out of date information.</p>
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Applicant's Personal Information Consent

I , the Applicant, give my consent for Nerang Property Management to make enquiries to verify the information I have provided to the Agent in this Tenancy Application (in accordance with the Privacy Act 1988 (CTH) with relevant tenancy databases including databases of y previous Letting Agents.

Applicant's Signature: Date:/...../.....

Acceptable Identification Documents

In order for your application to be processed you must provide 100 points (minimum) of identification, one of which must be a form of photo ID.

Driver's License (if issues in state of residence)	40 Pts	
Passport	40 Pts	
Birth Certificate (Original)	30 Pts	
Photo ID (with current address)	30 Pts	
Current Wage Advice (with current address)	20 Pts	
Previous Rental Reference	20 Pts	
Previous 2 Rent Receipts	20 Pts	
Motor vehicle Registration Certificate	10 Pts	
Bank Statement (with current address)	10 Pts	
Telstra Account (with current address)	10 Pts	
Electricity Account (with current address)	10 Pts	
Gas Account (with current address)	10 Pts	
Credit Card (each) (with current address)	10 Pts	

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.

Please tick utilities as required

- Electricity Phone Internet Removals
- Gas Pay TV Insurance



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. PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F:1300 664 185. www.directconnect.com.au

Signature

Date

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