

Tenancy Application Form

NSW Real Estate
Cnr Pacific Hwy & West High St
COFFS HARBOUR, NSW, 2450

Phone: (02) 6652 6811 Fax: (02) 6651 4654
Email: info@nswrealestate.com
Internet: www.nswrealestate.com.au



APPLICATION CHECKLIST

Thank you for applying for an NSW Real Estate rental property. Please complete this application thoroughly and ensure that all contact numbers are correct.

Checklist: The following is required for the processing of your application

- Please tick**
- I have attached non-returnable copies of the documentation required for the 100 Point Check (Section H)
 - A) Proof of Identity (Drivers Licence or Passport or Birth Certificate + Other Photo ID)
 - B) Proof of Income (Last Pay Advice or Current Centrelink Statement or Current Bank Statement)
 - C) Supporting Documentation (40 Points from:- Current Rental Ledger [40], Last 2 Rent Receipts [20], Two Written References [20], Current Electricity or Phone Account [10], Rates Notice [30])
- I have read and accept the terms and conditions (Section I)
- I have signed the application (Section I)

A. RENTAL PROPERTY DETAILS

1. **Address of the property that you would like to rent;**

If you have a second preference, the address of that property;

2. **Lease commencement date**
 Day Month Year

3. **Lease term**
 Months

How did you find out about this property?

Newspaper Internet Signboard Rental List
Referral Window Other

B. PERSONAL DETAILS

4. **Please give us your details**
Mr. Ms Miss Mrs. Other
Surname Given name/s
Date of Birth
Driver's license no. Driver's license state
Passport no. Passport country
Pension/Centrelink no. (If applicable) Type of Payment (if applicable)

5. **Please provide your contact details**
Home phone no. Mobile phone no.
Work phone no. Fax no.
Email address

6. **How many people will normally occupy the property?**
 Adults Children
Age/s of Children (if applicable)

7. **Do you have any pets?**
 Yes No
If so, please provide details of pet/s (type/breed):

8. **Car Registration** **Year & Model**

C. APPLICANT HISTORY

9. **What is your current address?**

 Postcode

10. **How long have you lived at your current address?**
 Years Months

11. **Why are you leaving this address?**

12. **Agent/Landlord details of this property (if applicable)**
Name of landlord or agent
Landlord/agent's phone no. Weekly rent paid \$

13. **What was your previous residential address?**

 Postcode

14. **How long did you live at this address?**
 Years Months

15. **Agent/Landlord details of this property (if applicable)**
Name of landlord or agent
Landlord/agent's phone no. Weekly rent paid \$
Was bond refunded in full? If not, why not?

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D. EMPLOYMENT HISTORY

16. Please provide your employment details
What is your occupation? Full Time Part Time Casual

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

Employer's address

Postcode

Contact name Phone no.

Length of employment Net weekly income

Years Months \$

17. Please provide your previous employment details
Occupation Full Time Part Time Casual

Employer's name:

Length of employment Net weekly income

Years Months \$

E. EMERGENCY CONTACTS

18. Please provide a contact in case of emergency.

Surname Given name/s

Relationship to you Home phone no.

Work phone no. Mobile phone no.

Please note: We may contact this person to assist you, should your rent fall into arrears.

F. REFERENCES

19. Please provide two personal/business references (not related to you)

1. Surname Given name/s

Relationship to you Phone no.

2. Surname Given name/s

Relationship to you Phone no.

G. PAYMENT DETAILS

20. Property Rental \$ Per week

First payment of rent in advance of **2 weeks rent** \$

Rental bond equivalent to **4 weeks rent** \$

Sub Total \$

Less: Optional Holding Deposit (see Section J) \$

Amount payable on signing tenancy agreement (Bank Cheque, Electronic Transfer [cleared funds only] or Credit Card payments only) \$

All cheques are to be made out to 'NSW Real Estate Coffs Harbour'. For security and insurance reasons NSW Real Estate has a cash free policy.

21. Rent Payment Methods:
I agree to pay my rent via one the following methods:

Bank Cheque

Automated Periodic Payment
(An automatic rent transfer from your financial institution or employer, or via your internet banking facility)

H. 100 POINT CHECK

22. Please provide non-returnable copies of the following documentation with your application.

- A minimum of 100 Check Points is required for each applicant.

- Points must be made up from each of sections A, B and C as shown.

Please Tick

A) Proof of Identity (30 Points)

You must provide one of the following:

Drivers Licence
or
Passport **30 Points**
or
Birth Certificate + Photo ID

B) Proof of Income (30 Points)

You must provide at least one of the following:

Last Pay Advice
or
Current Centrelink Statement **30 Points**
or
Current Bank Statement
(must show sufficient funds to meet rental payments)

C) Supporting Documentation (40 Points)

You must provide at least 40 points of the following documentation:

Current Rental Ledger (from Agent) 40 Points

Last 2 Rent Receipts 20 Points

Two Written References 20 Points

Recent Rates Notice 30 Points

Vehicle Registration Papers 10 Points

Current Electricity/Phone Account 10 Points

Minimum of 40 Points Required

TOTAL POINTS (A+B+C)
(Minimum of 100 Points Required)

Please note: The points system has been designed to suit the majority of our applicants. If you are renting for the first time or have difficulty achieving 100 check points, please call us to discuss alternative checks that may be conducted.

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I. DECLARATION

I confirm the following:

1. I have inspected the property that I am applying for

Yes No

2. During my inspection of this property I found it to be in a reasonably clean condition

Yes No

3. If "No", I believe the following items should be attended to prior to the commencement of my tenancy. I acknowledge that these items are subject to the Landlord's approval.

TERMS & CONDITIONS

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. I acknowledge that I will be required to pay the amounts as specified in Section G.

I acknowledge that this application is subject to the approval of the owner/landlord. 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 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, the Agent may disclose details of any such default to tenancy default databases, and to agents/landlords of properties I may apply for in the future.

I understand that this agent is a member of TICA and NTD tenancy default databases and that the Agent may conduct a reference check with these organisations. I authorise this agent to provide any information about me to these databases for the purpose of conducting the checks and acknowledge that such information may be kept and recorded by these organizations.

I will not hold any of the Tenancy Default Database providers or the Agent accountable for the inaccurate keying in of information and therefore delivering an incorrect search as I understand faults can be made within this process due to human error. I understand that technical failure can cause errors and I do not hold the Agent or Tenancy Default Database providers responsible for same.

I acknowledge that if I default on my tenancy or rental obligations I may be listed with the above tenancy default databases until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent. I also understand that the Agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard.

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 organisations/tradespeople to contact me
- (d) facilitate the sale of the property should it be placed on the market
- (e) lodge/claim/transfer to/from the Residential Tenancies Bond Authority
- (f) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (g) refer to collection agents/lawyers (where applicable)

I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused.

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 may not provide me with the lease/tenancy of the premises. I am aware that I may access my personal information on the contact details above.

PRIVACY STATEMENT

The personal information you provide in this application or collected by us from other sources is necessary for us to verify your identity, to process and evaluate your application and to manage the tenancy. Personal information collected about you in this application and during the course of your tenancy, if your application is successful, may be disclosed for the purpose for which it was collected to other parties including the Landlord, referees, other agents and third party operators of tenancy reference databases. Information already held on these databases may also be disclosed to us and the Landlord. If you enter into a Residential Tenancy Agreement, and you fail to comply with your obligations under that Agreement, that fact and other relevant personal information collected during the course of your tenancy may also be disclosed to the Landlord, third party operators of tenancy reference databases and other agents. If you would like to access the personal information we hold about you, you may contact your Property Manager. You can also correct this information if it is inaccurate, incomplete or out of date. If the information required from you is not provided by you, we may not be able to process your application and manage your tenancy.

Applicants Signature

Date

X	
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Print Name

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Agents Signature

Date

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J. HOLDING DEPOSIT

I understand that should my application be successful, I am required to pay a Holding Deposit equivalent to 1 weeks rent within 24 hours of my application being approved.

Should I elect not to pay a Holding Deposit, I understand that the landlord will withdraw the offer to rent the property, and that it will continue to be marketed and offered to other prospective tenants.

HOLDING DEPOSIT

\$ One (1) weeks' rent

- (a) Once the Holding Deposit has been paid, the Landlord undertakes not enter into a residential tenancy agreement for the premises with any other person within 7 days of payment of the fee, unless the tenant notifies the landlord that the tenant no longer wishes to enter into the residential tenancy agreement.
- (b) The holding fee will be retained by the landlord if the tenant enters into the residential tenancy agreement, in which case it will be paid towards the first weeks rent.
- (c) **The holding fee will also be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement. In this instance the entire holding fee will be retained by the landlord irrespective of when the tenant provides notice that they will not be entering the agreement.**
- (d) Despite sections (b) and (c) the holding must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of a misrepresentation or failure to disclose a material fact by the landlord or landlord's agent.
- (e) The Holding Deposit will be banked into a Trust Account and any refund given will be by way of a Trust Account cheque.

K. UTILITIES CONNECTION

This is a FREE service that connects all your utilities and other services.

Direct Connect can help arrange for the connection or provision of the following utilities - and other services:

Electricity
Gas
Phone
Internet
Pay TV

Cleaners
Insurance
Removalist
Truck or van hire



Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.



We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions or further information

Once Direct Connect has received this application Direct Connect 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 our information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application)
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with our relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue or a period of 1 year from the date the Customer enters into the Agreement
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

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

Signature

Date

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