

Rental Tenancy Application Form

Complete this form and supply the required Identification, to apply for a Rental property.



NOTICE TO ALL TENANCY APPLICANTS 100 POINTS IDENTIFICATION REQUIRED

Prior to any Tenancy Application being considered, each applicant is required to produce sufficient identification which totals 100 points.

Should you have difficulties in providing this identification, please advise us prior to completing.

IDENTIFICATION TYPE	POINTS
Drivers Licence	30
Passport	30
Proof of Age	20
Four rent Receipts	20
Pay Slips	20
Vehicle Registration	15
Telephone, Electricity, Gas Bills ...	15
Medicare	10

THIS PAGE LEFT BLANK INTENTIONALLY

I/We, the Applicants, acknowledge that both the lessor and I/We agree, that upon acceptance of this application, are bound by this agreement.

SECTION 1 - Property Details

>> Please use BLACK or BLUE BALL POINT PEN and print in CAPITAL LETTERS.

Property Address

Street Address (number & name)

Lease Commencement date

Day

Month

Year

Lease Term

Years

Months

Suburb / Town

How many people will occupy the property

Adults

Children

SECTION 2 - Personal Details

>> Full name(s) of all other persons who will occupy the premises.

>Please show all ages and names of children:

All adults over the age of 18 years must fill out a separate Application Form.

First Applicant

Mr Ms Miss Mrs Other

Name

Date of Birth (DDIMM/YYYY)

/ /

Drivers Licence Number

State

Second Applicant

Mr Ms Miss Mrs other

Name

Date of Birth (DDIMMIYYYY)

/ /

Drivers Licence Number

State

Contact Details

Home

Work

Fax

Mobile

Email address

Contact Details

Home

Work

Fax

Mobile

Email address

SECTION 2 - Applicant Details (continued)

First Applicant

Current Address
Number & Street

Suburb

State Postcode

Period of Occupancy Rent Paid
year(s) month(s) \$

Reason for Vacating

Name of Agent or Owner Phone:

Second Applicant

Current Address
Number & Street

Suburb

State Postcode

Period of Occupancy Rent Paid
year(s) month(s) \$

Reason for Vacating

Name of Agent or Owner Phone:

Previous Address (If current address is less than 3 Years)

Number & Street

Suburb

State Postcode

Period of Occupancy Rent Paid
year(s) month(s) \$

Reason for Vacating

Name of Agent or Owner Phone:

Previous Address (If current address is less than 3 Years)

Number & Street

Suburb

State Postcode

Period of Occupancy Rent Paid
year(s) month(s) \$

Reason for Vacating

Name of Agent or owner Phone:

Employment Details

Current Occupation

Period with current employer Weekly earnings
year(s) month(s) \$

Employers Name

Address

Contact Phone:

Employment Details

Current Occupation

Period with current employer Weekly earnings
year(s) month(s) \$

Employers Name

Address

Contact Phone:

SECTION 3 - Personal Referee Details

>> Please provide two (2) 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 collected during business hours.

First Applicant

Referee#1

Mr Ms Miss Mrs Other
Name

Relationship to you

Address

Phone:

Referee #2

Mr Ms Miss Mrs Other
Name

Relationship to you

Address

Phone

Second Applicant

Referee #1

Mr Ms Miss Mrs Other
Name

Relationship to you

Address

Phone:

Referee#2

Mr Ms Miss Mrs Other
Name

Relationship to you

Address

Phone

SECTION 4 - Emergency Contact Details

>> Please provide two (2) emergency contacts.

Name

Address

Phone

Name

Address

Phone

SECTION 5 - Other Details

Will there be pets kept on the premises
Yes No

Number and type of pets

-Please note this section (top and bottom) must be signed before application can be processed.

We the above applicants do declare that all information provided in this form is true and correct.

We the applicants have viewed the above mentioned premises and have agreed to accept the premises to

Rent for a period of

Starting the tenancy on

And agree to the rental price of \$ _____ Per week

Signed by Applicant #1

Signed by Applicant #2

In the presence of

Date

Privacy Act Acknowledgement Form for Tenant Applicants & Approved Occupants

This form provides information about how we the below named agent handle your personal information, as required by the National Privacy Principles in the Privacy Act 1988, and seeks your consent to disclosures to TICA Default Tenancy Control Pty Ltd (TICA) in specified circumstances. If you do not consent to the disclosure of your personal information to TICA we cannot process your application.

As a professional asset manager we collect personal information about you. The information we collect can be accessed by you by contacting our office on the above numbers or addresses.

Primary Purpose

Before a tenancy accepted we collect your information to assess the risk to our clients in providing you with a property you have requested to rent and if considered acceptable provide you with a tenancy for the property.

In order to assess your application we disclose your personal information to: The lessor / Owners for approval or rejection of your application

TICA Default Tenancy Control Pty Ltd to assess the risk to our clients and verify the details provided in your tenancy application.

Referees to validate information supplied in your application

Other Real Estate Agents to assess the risk to our clients

Secondary Purpose

During and after the tenancy, we may need to disclose your personal information to:

Tradespeople to contact you for repairs and maintenance of the property.

Refer to Tribunals or Courts having jurisdiction seeking orders or remedies.

Refer to Debt Collection Agencies where Tribunal/ Court orders have been awarded,

Refer to TICA Default Tenancy Control Pty Ltd to record details of your tenancy history. Refer

to the Lessors Owners Insurer in the event of an insurance claim.

To provide future rental references to other asset managers / owners.

If you fail to provide your personal information and do not consent to the uses set out above, we cannot properly assess the risk to our client or carry out our duties as an asset manager. Consequently, we cannot provide you with the property you requested to rent.

TICA Statement

As TICA may collect personal information about you, the following information about TICA is provided in accordance with the National Privacy Principles in the Privacy Act 1988.

TICA Default Tenancy Control Pty Ltd (A8N 84 087 400 379) is a tenancy database that records tenants personal information from its members including tenancy application inquiries and tenancy history. In accordance with the National Privacy Principles you are entitled to have access to any personal information that we may hold on any of our databases. To obtain your information from TICA Default Tenancy Control Pty Ltd proof of identity will be required and can be made by any of the following ways: Phone: 190 222 0316 calls are charged at \$5.45 per minute including GST (higher from mobile or pay phone)

TICA collects information from its members on tenancy related matters and provides such information to other members as a risk management system for the purpose of assessing a tenancy application. TICA does not provide any information that it collects to any other individual or organisation for any other purpose other than assessing a tenancy application or risk management system other than government departments and or agencies allowed by law to obtain information from TICA

The personal information that TICA may hold is as follows- Name, date of birth, driver's license number, proof of age card number and or passport number (except Australian), comments made by a TICA member in relation to your tenancy, which members you rented through and which members you applied to.

Further Information about TICA:

Full details about TICA can be found on TICA's website at www.tica.com.au under Tenant Information and Privacy Policies or by contacting TICA on our Helpline 1902 220 346 calls charged at \$5.45 per minute including GST (higher from mobile and pay phones) If your personal information is not provided to TICA the member may not proceed with assessing your application and you may not be provided with the rental property.

Signed By the Applicant/s:

Date (Day / Month / Year)

Witnessed:



I/we agree that rent will be paid by the following methods

- * Initial bond and rent-- moneyorder or direct transfer
- * Rent payments-- direct debit, direct transfer or bpay.
- * Bond Increase payments and invoices associated with tenancy (eg- water usage- moneyorder.)

NO CASH IS ACCEPTED AT ANYTIME

* Please note there may be associated costs attached to these payments. *

Tenant #1Signature _____

Tenant #2 Signature _____

Date _____

Tenants have read and understood attached tenancy agreement clauses including information statements one and two.

Tenants understand that a bond deposit equivalent to one week's rent must be paid and lease signed within 24 hours of property approval.

Property remains on the available to rent list, until deposit has been paid and lease signed by all parties.

Tenant #1Signature _____

Tenant #2 Signature _____

Date _____

INFORMATION STATEMENTS

Property Address _____

- 1)
 - [a] I/we as tenants for the above property, accept Remax Solutions standard of cleanliness and details of condition of the premises and Inclusions as stated on adjoining condition report.
 - [b] In the event that I/we do not agree with Remax Solutions condition Report, the property manager must be advised in writing within 3 [three] days of any items of difference and an appointment made to inspect differences.

- 2)
 - [a] At the termination of this lease agreement I/we agree to leave The premises, fair wear and tear accepted, in the same condition as it was received at the commencement of tenancy.
 - [b] Accept and acknowledge, that if the property is not returned as stated, The tenant/s have 48 hours after the final bond inspection to return to the property to the as written in 2[a].

- 3) I/we accept and acknowledge that the rent will continue to be charged until such a time as all keys are returned to the lessors Agent.

**WE ACKNOWLEDGE THAT THIS STATEMENT FORMS
PART OF THE LEASE AGREEMENT**

Tenant#1Name _____

Tenant#1Signature _____

Tenant #2 Name _____

Tenant #2 Signature _____

Date _____

- 1 - Emergency repairs- see Item 17 of the general tenancy agreement. This is for emergency repairs outside of office hours. Should any of the nominated repairers be employed by the tenant other than in an emergency [as defined in the act clause 33-7 the tenants fully responsible for the payment of the account.
- 2- Rent must be kept two weeks advance at all times as stated in Item 7 of the general tenancy agreement.
- 3- Furniture and appliances should be kept clear of walls to prevent unnecessary marking and possible damage to walls. Tenants must seek approval from Remax Solutions before fitting Picture hooks. Picture hooks that are not approved must be removed, patched and wall painted to original colour at the expense of the tenants unless previous written consent has been provided,
- 4- Tenants agree that Remax Solutions may enter the premises unaccompanied for the purpose of routine inspections. At least 7 Days written notice will be given (RTA Form 9) and inspections will be conducted between the times allocated on entry notice.
- 5- Gardens must be weeded, lawns mowed and edged on a regular basis. Garden rubbish must be removed from premises. Grass clippings are not to be put in garden beds.
- 6- At no time will unregistered cars and/or car parts or caravans/boats be kept on premises.
- 7- If pets are permitted, it is a dear condition of this agreement that the tenants are responsible for rectifying any damage to the property that has been caused by the pets. Only those pets accepted on the original Tenancy Agreement are permitted on the property. At the conclusion on the tenancy property is to be professionally sprayed for fleas inside and outside. Receipts must be forwarded onto lessors Agent. Replacement of deceased pets must be approved by agent before able to reside on property,
- 8- Remax Solutions must be notified if other persons wish to take up tenancy and an application form for tenancy must be completed and returned to the office before approval can be granted. Maximum time for visiting guests is 4 weeks; any guests that reside in property for extended period must gain approval and complete application for approved occupant tenancy.
- 9- If Tenants vacate the premises before the end of their lease agreement, they must continue to pay rent and maintain the property until the expiry of the lease or until a new tenant is secured. Tenants must pay the relet fee of one week's rent plus GST, and cover all advertising costs to relet the property.
- 10- Tenants agree to provide Remax Solutions with changes of emergency and work/mobile contact numbers.
- 11 - The cost of drain cleaning due to foreign objects flushed down toilets or otherwise will be borne by the tenants.
- 12- The tenants agree to accept the cost of an electrician should the fault be one of the occupant's appliances, this includes service fee.
- 13- The tenants agree to give two weeks writing to vacate the premises prior to the end of lease agreement.
- 14- Carpets must be professionally cleaned at the end of the tenancy and a receipt forwarded onto Remax Solutions.
- 15 - If tenants fail to bring property back to the clean standard after the 24hour period after the 24hour period after property back to the clean standard after the 24hour period after the property is handed back, the lessors agent will have property professionally cleaned and monies be deducted from the bond.
- 16 - the tenants agree that pools will be kept chemically balanced and clean at all times.
- 17 - It is the tenants' responsibility to notify Remax Solutions if the smoke alarms on the premises are not working. Batteries are Not to be removed from these devices to prevent them from working correctly. Tenant agrees to replace smoke alarms batteries when Flat or nearly flat and must test and dean once during a lease term.
- 18- The rent may be increased between \$5.00 and \$10.00 during a lease term providing correct notice is given writing.
- 19- Safety switches are to be tested every three months by the tenant and if not working correctly the tenant should notify Remax Solutions Immediately.
- 20- The tenant agrees to operate all appliances and fixtures in accordance with manufacturer's instructions.
- 21 - Tenants agree to abide by new smoke alarm legislation as follows.

TENANT OBLIGATION FOR SMOKE ALARMS	DURING THE TENANCY
Testing Alarms	At least once every 12 months and according to the manufac.
Replacing batteries in alarms	When batteries are flat or nearly flat
Cleaning smoke alarm	At least once every 12 months
Advising lessor of any failing smoke alarms	As soon as possible when an alarm fails or is about to and/or needs replacing for reason other than batteries
NOT Interfering with smoke alarms	At NO time can a tenant remove or relocate the smoke alarm or do anything to interfere with the alarms warning sound and at NO time remove batteries.

- 22- Tenants must refill gas bottles on vacate and provide receipt to agency.
- 23- Stainless steel appliances must be cleaned only with stainless steel cleaner, and cleaned with the grain not against the grain of steel, any damage caused by not cleaning the appliances with the correct substance will result in money being deducted from bond to repair damage caused.
- 24- The air conditioning and range hood filter must be cleaned minimum every three months.
- 25 - Pest control must be carried out every 12 months by licenced contractor at tenant's expense and receipt supplied Remax Solutions.

1/WE ACKNOWLEDGE THAT THIS STATEMENT WILL FORM PART OF THE LEASE AGREEMENT

Signature

Date

Signature

Date

Shop 1a 380 Gympie Road
Cnr Stanley Street East
Strathpine QLD 4500

Phone: (07) 3881 5200
Fax: (07) 3881 3799
Email: solutions@remax.com.au



MAKES MOVING EASY
Your **FREE** No Obligation Connection Service



Corner Gympie Road & Stanley Street East
Strathpine QLD 4500
P: (07) 3881 5200
W: www.remmaxsolutions.com.au

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

- | | | | | |
|-------------|------------|-------------------|----------|--------|
| Electricity | Gas | Phone | Internet | Pay TV |
| Insurance | Removalist | Truck or van hire | Cleaners | |

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

Name of Applicant	
Address For Connection	
	Postcode

Contact Phone Number

Date Of Birth

CONNECTION DATE



This is a FREE service that connects all your 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 for 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 your 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 you 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 for 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