

PLATINUM

PROPERTY GROUP DUBBO

TENANCY APPLICATION FORM

Hometrax Pty Ltd
T/A Platinum Property Group Dubbo
ABN 87 146 334 367
Office 25 Talbragar St, Dubbo, NSW 2830
Phone 02 6885 0883
Email rentals@ppgdubbo.com.au
Web www.ppgdubbo.com.au

Applicant Name

Property Address

APPLICANTS PLEASE NOTE

- Our office requires **100 Points of Identification & Proof of Income** prior to final approval of application
- Please provide your application with **all information/sections** filled out and signed were directed.
- **Bond (4 Weeks Rent) PLUS 2 Weeks advance rent** is to be paid prior to your lease signing.
- **References cannot be a relative or a friend**, they must be a professional reference.
- If you are approved for a property you will be required to pay a **holding deposit of 1 Weeks Rent**.

WE DO NOT PHOTOCOPY

YOUR SUPPORTING DOCUMENTS MUST BE PROVIDED WITH YOUR APPLICATION

100 POINTS OF IDENTIFICATION

CATEGORY A

40 points Drivers Licence/Passport/Photo Identification Card

CATEGORY B

30 points Bank Statement

25 points Pay slip/Advice/**Centrelink Income Statement****

25 points Previous Tenancy Rental Ledger (Compulsory)

15 points Last Two Rent Receipts

10 points Utilities Bills

10 points Medicare Card

10 points Birth Certificate

5 points Other Photo Identification

TOTAL POINTS

- Platinum Property Group requires at **LEAST ONE** form of identification Category A
- A copy of your **current rental ledger is a compulsory requirement**
- ** It is a requirement that if you receive government benefits (ie: Centrelink) a copy of your Centrelink income statement is provided. Applications submitted without this statement **WILL NOT** be processed.

Fully complete each page of this application and sign where required for your application to be processed.

Please complete a separate form for each adult wanting to be a party to the lease agreement

FREE UTILITY CONNECTION SERVICE

myconnect[®]
a really smart move

MyConnect will contact you to connect your utilities for FREE



Yes, Please Contact Me

Interpreter required

OR Tick here to opt out

Unless I have opted out of this section, I/we:

Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect 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 services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.



Get in touch: ☎ 1300 854 478 ✉ enquiry@myconnect.com.au 🌐 myconnect.com.au

OFFICE USE ONLY

References checked by	Notes:
Employment	
Present Landlord/Agent	
Previous Finalised Credit	
Bank	
References	

PREMISES

Address of Premises applied for:

Car space/garage/storeroom number

Excluding:

APPLICANT ONE - PERSONAL DETAILS

Title: Mr Mrs Miss Ms Other

Date of Birth

Gender

Given name

Last name

Present address

Postcode

Phone: Work

Home

Email *(see note)

Mobile

Vehicle registration No.

Driver's Licence No.

State

Passport No.

Expiry date

Country

Bank or Building Society

Branch

BSB

Account Number

Medicare card number

Reference number

Colour of card

Expiry date

* Note: By including your email address, you consent to service of any documents, including this application and any documents required to be served under or because of this application, by way of email, including but not limited to any tenancy agreement arising under this application.

APPLICANT ONE - PERSONAL REFERENCES

Referee 1 - Name

Phone: Work

Mobile

Email

Referee 2 - Name

Phone: Work

Mobile

Email

APPLICANT ONE - EMPLOYMENT AND INCOME

Occupation of Applicant

Date commenced

Gross weekly wage/salary

Employer's name

Employer's address

Postcode

Phone: Work

Email

Previous employer's name

Previous employer's address

Postcode

Phone: Work

Mobile

Email

Email

Other Income Source:

Amount: \$

Per:

WEEK

FORTNIGHT

MONTH

APPLICANT ONE - EMERGENCY CONTACT - in case of an emergency, name a friend or relative

Name

Relationship

Address

Postcode

Phone: Work

Mobile

Phone: Home

Email

APPLICANT ONE - TENANCY HISTORY

Name of present Landlord/Agent

Phone: Work

Mobile

Email

Reason for leaving

Length of time at present address

Current rent paid \$

Name of previous Landlord/Agent

Phone: Work

Mobile

Email

Reason for leaving

Address of previous premises rented

APPLICANT TWO - PERSONAL DETAILS

Title: <input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other	Date of Birth	Gender
Given name	Last name	
Present address	Postcode	
Phone: Work	Home	
Email *(see note)	Mobile	
Vehicle registration No.	Driver's Licence No.	State
Passport No.	Expiry date	Country
Bank or Building Society	Branch	
BSB	Account Number	
Medicare card number	Reference number	Colour of card
		Expiry date

* **Note:** By including your email address, you consent to service of any documents, including this application and any documents required to be served under or because of this application, by way of email, including but not limited to any tenancy agreement arising under this application.

APPLICANT TWO - PERSONAL REFERENCES

Referee 1 - Name		
Phone: Work	Mobile	
Email		
Referee 2 - Name		
Phone: Work	Mobile	
Email		

APPLICANT TWO - EMPLOYMENT AND INCOME

Occupation of Applicant	Date commenced		
Gross weekly wage/salary			
Employer's name			
Employer's address	Postcode		
Phone: Work	Mobile		
Email			
Previous employer's name			
Previous employer's address	Postcode		
Phone: Work	Mobile		
Email	Email		
Other Income Source:	Amount: \$	Per:	WEEK FORTNIGHT MONTH

APPLICANT TWO - EMERGENCY CONTACT - in case of an emergency, name a friend or relative

Name	Relationship
Address	
Postcode	
Phone: Work	Mobile
Phone: Home	Email

APPLICANT TWO - TENANCY HISTORY

Name of present Landlord/Agent	
Phone: Work	Mobile
Email	Reason for leaving
Length of time at present address	Current rent paid \$
Name of previous Landlord/Agent	
Phone: Work	Mobile
Email	Reason for leaving
Address of previous premises rented	

OCCUPANT(S) DETAILS

Number of persons who will occupy Premises:

Adults Children Ages of Children

Pets Yes No If Yes, number and type

Smoker(s) Yes No

DETAILS OF RENTAL - OFFICE USE ONLY

Type of Premises Furnished Unfurnished

Rent \$ per

Commencing from / / for a period of months/weeks

Note: A tenant must be permitted to pay the rent by at least one means for which the tenant does not incur a cost (other than bank fees or other account fees usually payable for the tenant's transactions) and that is reasonably available to the tenant.

Residential Tenancy Agreement

Residential Tenancy Agreement to be signed on at am/pm

INITIAL PAYMENT

Rental Bond to be paid \$

Rent months/weeks/days \$

Rent must be paid by cleared funds

Sub-Total \$

Less Holding Fee (if any) \$

Total \$

Note: A Rental Bond must not exceed 4 weeks rent. A Rental Bond cannot be required prior to the execution of a Residential Tenancy Agreement.

Note: A tenant cannot be required to pay more than 2 weeks rent in advance, but may elect to do so.

1. APPLICATION

I, the Applicant hereby apply for approval by the owner of the Premises referred to in this form to become the tenant of those Premises on the terms and conditions contained in this form and in the Residential Tenancy Agreement to be drawn up by the owner's Agent.

2. HOLDING FEES FOR APPROVED APPLICANTS

In accordance with Section 24 of the Residential Tenancies Act 2010 (NSW), it is hereby acknowledged that the taking of the Holding Fee referred to in this Application for Tenancy Form is subject to the following conditions:

The Applicant, if approved, will pay a Holding Fee of \$ equivalent to weeks rent to hold the Premises in favour of the Applicant for a period of days from / / to / / or as varied in writing.

- i. If the Applicant has paid a holding fee, the Landlord must not enter into a Residential Tenancy Agreement for the residential premises with any other person within 7 days of payment of the fee (or within such further period as may be agreed with the tenant) unless the tenant notifies the Landlord that the tenant no longer wishes to enter into the Residential Tenancy Agreement.
- ii. A holding fee may be retained by the Landlord only if the tenant enters into the Residential Tenancy Agreement or refuses to enter into the Residential Tenancy Agreement.
- iii. A holding fee 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 Agent.
- iv. If a Residential Tenancy Agreement is entered into after the payment of a holding fee, the fee must be paid towards rent.
- v. A tenant cannot be asked to pay a holding fee unless the tenant's application has been approved by the Landlord and the holding fee does not exceed 1 week's rent of the residential premises.

3. ONLINE RENTAL BOND SERVICE

This is an invitation for the Applicant to provide an e-mail address that can be used, if this Application is successful, for the purpose of using the online rental bond service. If the Applicant fails to provide an e-mail address, the Landlord or Agent may require or receive a rental bond and lodge the rental bond with the Rental Bond Board using the paper-based Rental Bond Lodgment form. The Applicant's e-mail address for this purpose is:

4. Details of any repairs or other work to be carried out by the Landlord:

5. Details of any special requests made by the Applicant (if any):

6. DECLARATIONS AND UNDERTAKINGS

Have you ever made an application for accommodation in any social housing, as defined in the Residential Tenancies Act 2010 (NSW) or aged care facility?

Yes No If Yes, date application made

I, the Applicant, do solemnly and sincerely declare that I am not a bankrupt or an undischarged bankrupt and affirm that the above information is true and correct.

I have inspected the above mentioned Premises and wish to take a tenancy for such Premises for a period of

weeks, at a rental of \$ **per week and I declare that the rental to be paid is within my means. I undertake to pay a rental bond in cash or as requested upon the signing of a Residential Tenancy Agreement.**

7. ACKNOWLEDGEMENT AND AGREEMENT BY AGENT

I/We, Hometrax Pty Ltd, Trading as Platinum Property Group - Dubbo, the Agents acting for the owner of the above Premises, acknowledge receipt of the above Application and, if the Applicant is approved, agree to prepare within the holding period (if any) a Residential Tenancy Agreement/Lease of the Premises.

8. PRIVACY

- i. The Privacy Act 1988(Cth) (the Privacy Act) allows certain information about the Applicant referred to in this Application to be collected, held, used and disclosed for the purpose for which it was collected as notified to users, and otherwise in accordance with the Privacy Act.
- ii. This privacy clause outlines how the Agent holds, uses and discloses the Applicant's personal information (as that term is defined in the Privacy Act). This privacy clause only applies to the extent the Agent collects, holds, uses and discloses personal information. In this Privacy Policy, a reference to personal information includes, where context permits, sensitive information.
- iii. This Application requires the collection of certain information including personal information about the Applicant. Personal information may be collected during each of the application, assessment and processing stage.
- iv. The Agent may collect, hold, use and disclose personal information the Applicant provides in this Application or collected from other sources for the following purposes: (a) identifying and/or verifying the Applicant's identity; (b) processing and assessing the Application; (c) assessing the Applicant's suitability and ability to meet their financial and other obligations under the Residential Tenancy Agreement; (d) making recommendations to the Landlord about the Application and the Applicant; (e) managing the tenancy for the Landlord; (f) processing any payment (including, without limitation, the exchanging of personal information with the relevant payment provider, where necessary); (g) liaising and exchanging information with the Applicant and any joint applicant for the property, and the Agent's or Applicant's (including the joint applicant's) legal and other advisors in relation to or in connection with the Residential Tenancy Agreement; (h) complying with any applicable law; (i) complying with any dispute resolution process; (j) serving and signing (or arranging signing and service of) this Application; (k) contacting and liaising with third parties (including, without limitation, goods and services providers and insurers); (l) contacting and liaising with utility suppliers (including for electricity, water and gas) and utility service aggregators (in either case, if the Agent offers the service(s) and the Applicant requests the Agent to refer the Applicant to such services); and (m) search the records of third party operators of tenancy databases (including, without limitation, the National Tenancy Database operated by Equifax), and in relation to each of these matters to provide those parties with the Applicant's personal information.
- v. If the personal information outlined in this Application or requested by the Agent is not provided by the Applicant, the Agent may not be able to carry out any or all of the steps described above and may therefore not be able to process/ progress the Application. The Agent may also not be able to discharge its obligations in this Application. It is impracticable for the Agent to deal with an Applicant who has not identified him, her or itself or used a pseudonym.
- vi. Personal information collected about the Applicant in connection with this Application and, if successful, the tenancy and the Applicant's compliance with and conduct as a tenant under the Residential Tenancy Agreement may be disclosed by the Agent for any of the purposes for which it was collected (as outlined above) to other parties including to the Landlord, the Landlord's mortgagee or head-lessor (in either case, if any), referees, any agent (if applicable), actual and/or prospective purchasers, the legal and other advisors of the Agent, Applicant, clients of the Agent both existing and potential, advertising and media organisations, property data service providers, valuers, parties engaged to evaluate the Premises, owners' corporations, government and statutory bodies, government agencies, financial institutions, Courts, regulatory bodies and law enforcement agencies, tribunals responsible for residential tenancy matters, third party operators of tenancy databases (including, without limitation, the National Tenancy Database operated by Equifax), other third parties (including, without limitation, goods and services providers, insurers, utility suppliers and aggregators) and any prospective or actual purchaser of the Premises including to their prospective or actual mortgagee (if any), or as required, authorised or permitted by any applicable law.
- vii. Information held by third party tenancy databases (including, without limitation, the National Tenancy Database operated by Equifax) may also be requested by and disclosed to the Agent and/or the Landlord in connection with the Application and any subsequent Residential Tenancy Agreement. If the tenancy database is being operated by Equifax, please refer to the Equifax privacy policy (referenced below). If the tenancy database is provided by any other operator, please refer to the relevant privacy policy of the operator for the tenancy database. If you are concerned about any personal information held by a third party tenancy database, you should contact the relevant third party tenancy database to check the accuracy of the information held. Information held by a tenancy database may include previous tenancy history including whether the Applicant has been blacklisted or assigned a risk category by a member of the National Tenancy Database, history of bankruptcy, Court (civil) records and previous directorship and proprietorship in relation to the Applicant. Operators of the third party tenancy database may offer other services from time to time, and the Applicant must read and consider the relevant tenancy database operator's privacy policy concerning their use, collection and disclosure of the Applicant's personal information before deciding to engage

- such services. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant (as tenant) fails to comply with their obligations under that agreement, to the extent permitted by law (including with respect to any domestic violence termination notice), that fact and other relevant personal information collected about the Applicant (as Applicant or as tenant) may also be disclosed to the Landlord, third party operators of tenancy databases, other agents, government agencies, Courts, regulatory bodies and law enforcement agencies, and tribunals responsible for residential tenancy matters.
- viii. If the Agent offers the service(s) and the Applicant requests the Agent to refer the Applicant to utility suppliers (including for electricity, water and gas) or utility service aggregators then, in either case, the Applicant must read and consider the privacy policy of the relevant utility supplier or utility aggregator concerning their use, collection and disclosure of the Applicant's personal information.
 - ix. The Agent may also use the Applicant's personal information for marketing and research purposes to inform the Applicant of products and services provided by the Agent, which the Agent considers may be of value or interest to the Applicant, unless the Applicant tells the Agent (by ticking the box below) or has previously told the Agent not to.
 - x. If the Applicant does not wish to receive any information about such products and services then please tick this box: or otherwise notify the Agent using the Agent's contact details set out earlier in this Application.
 - xi. The Applicant has the right to request access to any personal information held by the Agent which relates to them, unless the Agent is permitted by law (including the Privacy Act) to withhold that information. The Applicant also has the right to make a complaint about the way in which the Agent has handled the Applicant's personal information or that the Agent may have breached this privacy clause or the Privacy Act. The Applicant also has the right to request the correction of any personal information which relates to the Applicant that is inaccurate, incomplete or out-of-date.
 - xii. Any requests for access to the Applicant's personal information or any complaints should be made in writing to the Agent at the contact details included in this Application.
 - xiii. The Agent may charge a reasonable fee where access to personal information is provided (no fee may be charged for making an application to access personal information).
 - xiv. The Agent will take reasonable precautions to protect the personal information it holds in relation to the Applicant from misuse, loss, unauthorised access, modification or disclosure.
 - xv. The Agent may disclose the Applicant's personal information outside of Australia. In doing so, the Agent will take reasonable steps that are reasonable in the circumstances to ensure that any overseas recipient will deal with such personal information in a way that is substantially similar to, or consistent with, the way in which the relevant Australian Privacy Principles in the Privacy Act protects such personal information.
 - xvi. By signing this Application, the Applicant: (a) acknowledges that it has read, understands and accepts the terms of this privacy clause and; (b) provides express permission to collect, hold, use and disclose personal information in the manner described in this privacy clause.

National Tenancy Database -Equifax Australia Information Services and Solutions Pty Limited

Address: Public Access Division, PO Box 966, North Sydney NSW 2059

Phone: 1300 762 207 (8:30am -6:00pm Monday - Friday)

Website: www.equifax.com.au

Privacy: https://www.equifax.com.au/privacy

9. NOTICE TO PROSPECTIVE TENANTS

The availability of telephone lines; internet services; analogue, digital or cable television (and the adequacy of such services); are the sole responsibility of the tenant(s) and tenants should make their own enquiries as to the availability and adequacy of such services before accepting the tenancy of the property. The landlord does not warrant that any telephone plugs, antenna sockets or other such service points located in the property are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries.

Note: The Applicant acknowledges and consents to the Agent verifying personal and employment references and tenant history references.

APPLICANT

This document may be signed on paper or electronically

Applicant's Signature **Date**

Name of signatory

AGENT

This document may be signed on paper or electronically

Agent's Signature **Date**

Name of signatory

Note: If the Applicant has not included their email in this Application, the Agent should not infer consent to email service merely from the receipt or response to emails from the Applicant.

How did you find this Property?

- Local paper Internet Sign on Property Office window Letterbox drop Referral Other