

Residential Tenancy Application



AGENT: Company Name/Legal Entity: Landlord Aid

ABN: 89 945 700 599

RLA No: 279573

Address: Street: PO BOX 458

Suburb: GAWLER

State: SA

Postcode: 5118

Telephone: 0420 549 565

Fax: _____

Email: rentals@landlordaid.com.au

PREMISES APPLYING FOR:

Street 1: _____

Street 2: _____

Suburb: _____

State: _____

Postcode: _____

RENT:

Amount: \$ _____ per week

Frequency: Payable in advance: Weekly Fortnightly Calendar monthly

BOND:

Cash Bond

Housing SA Bond Guarantee

\$ _____

(rents of \$250 and under, require 4 weeks bond. Rents of \$251 and over, require 6 weeks bond)

TENANCY:

6 months

12 months

Other _____

Date able to occupy ____ / ____ / ____

APPLICANT 1

CONTACT DETAILS:

Full Name: _____

Date of Birth: ____ / ____ / ____

Home No: _____ Mobile: _____

Work No: _____ Fax No: _____

Email: _____

Drivers Licence No: _____

Car Rego No: _____ Passport No: _____

APPLICANT 2

CONTACT DETAILS:

Full Name: _____

Date of Birth: ____ / ____ / ____

Home No: _____ Mobile: _____

Work No: _____ Fax No: _____

Email: _____

Drivers Licence No: _____

Car Rego No: _____ Passport No: _____

PETS: (if approved, a pet agreement will be required)

Do you have any pets? Yes No

Type: Dog Cat Other _____

Breeds: _____

Name: _____ Age: ____ Colour: _____

PETS: (if approved, a pet agreement will be required)

Do you have any pets? Yes No

Type: Dog Cat Other _____

Breeds: _____

Name: _____ Age: ____ Colour: _____

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EMPLOYMENT:

Occupation: _____

Business Name: _____

Address: _____

Supervisor/Manager: _____

Telephone No: _____

Length of Service: _____ Years _____ Months

Full time Part time Casual

Gross Weekly Income: \$ _____

Other Income/Source: \$ _____

*Name of Accountant: _____

Telephone No: _____

If current employment is less than 2 years:

Occupation: _____

Business Name: _____

Address: _____

Supervisor/Manager: _____

Telephone No: _____

EMPLOYMENT:

Occupation: _____

Business Name: _____

Address: _____

Supervisor/Manager: _____

Telephone No: _____

Length of Service: _____ Years _____ Months

Full time Part time Casual

Gross Weekly Income: \$ _____

Other Income/Source: \$ _____

*Name of Accountant: _____

Telephone No: _____

If current employment is less than 2 years:

Occupation: _____

Business Name: _____

Address: _____

Supervisor/Manager: _____

Telephone No: _____

IF NOT CURRENTLY EMPLOYED:

Income / Source: _____

Amount: \$ _____ per *week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

IF NOT CURRENTLY EMPLOYED:

Income / Source: _____

Amount: \$ _____ per *week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

STUDENT:

College/TAFE/University: _____

Course: _____ Student No: _____

Income/Source:

Amount: \$ _____ per *week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

STUDENT:

College/TAFE/University: _____

Course: _____ Student No: _____

Income/Source:

Amount: \$ _____ per *week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

*Circle as applicable

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RENTAL HISTORY:

Current Landlord/Agent:

Name: _____

Address: _____

Telephone: _____

Email: _____

Current Address: Street: _____

Suburb: _____ State: _____ Postcode: _____

Current Rent \$ _____ per week

Length of time at current address _____ years _____ months

Reason for Vacating _____

Was your bond refunded in full? Yes No

If No, please provide reason: _____

IF LESS THAN 2 YEARS AT CURRENT ADDRESS:

Previous Landlord/Agent:

Name: _____

Address: _____

Telephone: _____

Email: _____

RENTAL HISTORY:

Current Landlord/Agent:

Name: _____

Address: _____

Telephone: _____

Email: _____

Current Address: Street: _____

Suburb: _____ State: _____ Postcode: _____

Current Rent \$ _____ per week

Length of time at current address _____ years _____ months

Reason for Vacating _____

Was your bond refunded in full? Yes No

If No, please provide reason: _____

IF LESS THAN 2 YEARS AT CURRENT ADDRESS:

Previous Landlord/Agent:

Name: _____

Address: _____

Telephone: _____

Email: _____

PERSONAL/BUSINESS REFEREES:

1. Name: _____

Telephone No. _____ Relationship: _____

2. Name: _____

Telephone No. _____ Relationship: _____

PERSONAL/BUSINESS REFEREES:

1. Name: _____

Telephone No. _____ Relationship: _____

2. Name: _____

Telephone No. _____ Relationship: _____

EMERGENCY CONTACT:

Name: _____

Street: _____

Suburb: _____ State: _____ Postcode: _____

Telephone No: _____

Relationship: _____

EMERGENCY CONTACT:

Name: _____

Street: _____

Suburb: _____ State: _____ Postcode: _____

Telephone No: _____

Relationship: _____

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**OTHER OCCUPANTS:** (List all people residing at the property, not the lease holder)

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

OTHER OCCUPANTS: (List all people residing at the property, not the lease holder)

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

FOR STATISTICAL PURPOSES ONLY:

Please indicate where you saw this Property advertised?

 Advertiser Window Display Signboard Letter box flyer Website (specify) _____ Other (specify) _____**RENT PAYMENT METHOD:**

The Applicant/s understands that the Agent will accept rent payments in the following form/s:

 Cash Money Order BPay Bank Cheque**IMPORTANT INFORMATION FOR TENANTS****TENANT COSTS:**

Note: Tenants are required to pay additional costs for services as indicated

 Tenants are responsible for all water usage and the supply charge adjusted for the period as set out in the SA Water invoice.

(Please Note: Tenants renting a property with a shared water meter, the total usage is divided between all the properties sharing the meter)

Other services:

 Electricity Gas Telephone Internet Other (specify) _____**EXCLUSIONS (IF ANY):**

List any Property which is not included in the tenancy:

ACKNOWLEDGMENT:

In making this Application the Applicant/s acknowledge that the Landlord and/ or Agent do not represent or guarantee that a telephone line or television aerial is connected to the Premises, even if one or more telephone / aerial outlet plug/s is located in the premises.

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TERMS AND CONDITIONS:

APPLICATION

The Applicant applies to the Agent to let the Property in accordance with the Terms and Conditions of this Application

APPLICANT'S OBLIGATIONS

- 2.1 The Applicant warrants that:
- 2.1.1 it has the legal capacity to enter into the formal REISA Residential Tenancy Agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection;
 - 2.1.2 all information provided to the Agent in relation to this Application is true and correct and the Applicant undertakes to promptly advise the Agent of any change to that information;
- 2.2 The Applicant acknowledges that:
- 2.2.1 it must sign the Residential Tenancy Agreement as soon as reasonably practicable following acceptance of this Application by the Landlord;
 - 2.2.2 it is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by the Applicant and returned to the Agent;
 - 2.2.3 it agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement;
 - 2.2.4 it must provide the Bond plus an amount equal to two (2) weeks' rent in cash or by bank cheque before taking possession of the Property.

AUTHORITY

- 3.1 The Applicant authorises the Agent:
- 3.1.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application;
 - 3.1.2 to provide information related to the Applicant's tenancy of the Property to any Registered Agent who is authorised by the Applicant to enquire about that matter;
- 3.2 The Applicant authorises their current employer, previous employer (if applicable), accountant (if applicable), current landlord/agent (if applicable), previous landlord/agent (if applicable), and referees as set out in this Application to disclose details of its tenancy, employment and/or character to the Agent for the purpose of processing this Application.

INCONSISTENCY

Subject to clauses 2.2.2 and 2.2.4 of this Application, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement the terms of the Residential Tenancy Agreement prevail.

PRIVACY ACT 1988

- 5.1 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.
- 5.2 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, third party operators of residential tenancy databases and/or other agents.

DEPOSIT

The applicant/s agrees. That if accepted for the property, the first 2 weeks rent and bond will be required within 48hr of acceptance to secure the property. The minimum of 2 weeks rent will be required if the tenant is applying through housing SA (This will be refunded once we receive payment from Housing SA). The applicant agrees that if no deposit is paid, and the agent secures another applicant with better conditions. The agent has the right to reject your application. Once a deposit has been paid, this becomes non-refundable.

If the applicant decides that they do not want to sign a tenancy agreement, the deposit of the 2 weeks rent will be paid to the owner.

(FULL NAME OF APPLICANT 1)

(FULL NAME OF APPLICANT 2)

(SIGNATURE OF APPLICANT 1)

(SIGNATURE OF APPLICANT 2)

_____/_____/_____
(DATE)

_____/_____/_____
(DATE)

- The Applicant acknowledges receipt of the Agent's disclosure of the Agent's usual use of residential tenancy database/s, the names of the database/s and contact details.

Note:

1. All items on this Application must be completed in full.
2. Landlord Aid recommends that you should not sign any document unless you are satisfied that you understand its terms.

Residential Tenancy Application



100 POINT IDENTIFICATION CHECK

100 points of identification needs to accompany this Application

(Please attach relevant copies)

At least one (1) form of identification must be photographic.

TYPE	POINTS	TICK
Drivers Licence	40	<input type="checkbox"/>
Passport	40	<input type="checkbox"/>
Birth Certificate	30	<input type="checkbox"/>
Student Card	30	<input type="checkbox"/>
Copy of current lease agreement	20	<input type="checkbox"/>
Current Wage Advice	20	<input type="checkbox"/>
Previous Tenancy Rental Payment History	20	<input type="checkbox"/>
Motor Vehicle Registration Certificate	10	<input type="checkbox"/>
Bank Statement	10	<input type="checkbox"/>
Telephone Account	10	<input type="checkbox"/>
Gas or Electricity Account	10	<input type="checkbox"/>
TOTAL		

- **A strong application should include an application completed in full, driver's licence/passport, Copy of current lease agreement, previous tenancy rental payment history, most current wage advice and bank statement.**
- **If you are renting through a private landlord, we will require a copy of your current tenancy agreement and your tenancy rental payment history.**

The Agent usually uses a residential tenancy database/s to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant.

Not Applicable Yes

If yes, provide details of the residential tenancy database/s usually used:

Name of residential tenancy database: _____

 Telephone: _____

 Email: _____

 Website address: _____

Name of residential tenancy database: _____

 Telephone: _____

 Email: _____

 Website address: _____

Name of residential tenancy database: _____

 Telephone: _____

 Email: _____

 Website address: _____

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TENANT REFERENCE CHECK

TO: * Agent/Landlord _____ Fax no: _____

Email: _____

The Applicant has provided your details as a current or previous *Agent/Landlord and has authorised us to request information about the tenancy from you. Please return the completed form by email: rentals@landlordaid.com.au.

APPLICANT(S): _____

PROPERTY RENTED: _____

I/We, the above named applicant(s) agree for the information to be released.

NAME OF APPLICANT 1

NAME OF APPLICANT 2

DATE

SIGNATURE OF APPLICANT 1

SIGNATURE OF APPLICANT 2

DATE

Agents use only:

PERIOD OF RENTAL: DATE: ____ / ____ / ____ TO: ____ / ____ / ____

RENT PAID PER WEEK: \$ _____

WAS THE APPLICANT(S) LEASEHOLDER OR OCCUPANT? Leaseholder Occupant

WAS THE RENT EVER IN ARREARS? Yes No If yes, please provide details: _____

WAS ANY NOTICE TO REMEDY ISSUED? Yes No If yes, please provide details: _____

WAS THE PROPERTY KEPT IN A CLEAN AND TIDY MANNER? Yes No

WERE ANY PETS KEPT AT THE PROPERTY? Yes No

WERE THERE ANY PROBLEMS? Yes No If yes, please provide details: _____

WAS THE GARDEN SATISFACTORILY MAINTAINED? Yes No

WERE THERE ANY DEDUCTIONS FROM THE BOND OR DISPUTES AT THIS TIME? Yes No If yes, please provide details: _____

WOULD YOU RENT TO THE APPLICANT(S) AGAIN? Yes No

ANY OTHER RELEVANT INFORMATION:

Person providing the above information: Name: _____ Sign: _____

Thank you for your assistance

DATE: ____ / ____ / ____

Signature of Property Manager
Landlord Aid

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Direct Connect—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 upon receipt to confirm the information on this application and explain the details of the services offered. Please tick this box if you would like Direct Connect to contact you in relation to any of the below utilities and other services.

Please tick utilities as required:

- Electricity Gas Phone Internet Truck or Van hire Cleaning Insurance
 Pay TV Removalist



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. 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 upon 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 of applicant 1: _____

Date: ____/____/____

Signature of applicant 2: _____

Date: ____/____/____

Contact Direct Connect on 1300 664 715.