

# STANDARD APPLICATION TO LEASE RESIDENTIAL PREMISES



**Swan Real Estate**  
2/220 Morrison Road  
Midvale WA 6056  
Ph: 9255 1357

This document is not a residential tenancy agreement and does not grant any right to occupy the premise.

Email: pm@swanre.com

**CHECKLIST:**

- Each adult applicant has filled in ALL fields on their information page
- Each adult applicant has signed on pages 3 & 8
- Each adult applicant has provided 100 points of ID (see over)
- Each adult applicant has given proof of the last 2 weeks of income (Payslips, Bank / Centrelink / Child Support statements etc)

**\*\*\*ANY APPLICATION NOT SIGNED OR FULLY COMPLETED WILL NOT BE PROCESSED\*\*\***

**INFORMATION FROM APPLICANTS:** (any person over the age of 18 who will be living at the premises)

**APPLICANT 1:**

Full Name		Phone No.	
-----------	--	-----------	--

**APPLICANT 2:**

Full Name		Phone No.	
Relationship to Applicant 1			

**APPLICANT 3:**

Full Name		Phone No.	
Relationship to Applicant 1			

**APPLICANT 4:**

Full Name		Phone No.	
Relationship to Applicant 1			

**DEPENDANTS:**

Full Name		Age		Relationship to Applicant 1	
Full Name		Age		Relationship to Applicant 1	
Full Name		Age		Relationship to Applicant 1	
Full Name		Age		Relationship to Applicant 1	
Full Name		Age		Relationship to Applicant 1	

**TENANCY DETAILS:**

Property Address			
Rent per week	\$	How long would you like the first lease to be?	___ months
Required lease start date	___/___/___	What is the vacate notice period at your current home?	___ weeks
Will pets be kept at the property?	<input type="checkbox"/> No <input type="checkbox"/> Yes    (If yes, please fill in page 9)		
Special Conditions (as requested by tenant)			
Are you applying for a Department of Housing Bond?	<input type="checkbox"/> No <input type="checkbox"/> Yes    Amount: \$    Branch:		

**AMOUNTS PAYABLE:** (Only if your application is successful. Nothing is payable at the time of application)

	Amount	Payable by
Ingoing Rent	2 x weeks rent	<b>1 x week payable immediately upon approval</b> Remaining 1 x week payable prior to lease sign-up
Bond	4 x weeks rent	Prior to lease sign-up
Pet Bond (if applicable)	\$260	Prior to lease sign-up
Option Fee (if applicable)	\$___	Immediately

## 100 POINT IDENTITY CHECK:

Primary Documents	Points
• Birth Certificate or Extract	70
• Australian Citizenship Certificate	70
• Australian Passport (current or expired within last 2 years)	70
• International Passport	70

Secondary Documents	Points
<i>Only 1 secondary ID document will attract 40 points, subsequent secondary ID will attract 25 points per item. Secondary ID with a photo will be accepted as primary ID but only attract the points listed in this table.</i>	
• Australian Photo Drivers Licence	40 or 25
• Australian Photo Firearms Licence	40 or 25
• State or Federal Government Employee Photo ID	40 or 25
• Centrelink or Social Security Card	40 or 25
• Dept. of Veteran's Affairs Card	40 or 25
• Tertiary Education Institution Photo ID	40 or 25
• Australian Learner's Permit	40 or 25
• Medicare Card	25
• Property Lease or Rental Agreement	25
• Council or Shire Rates Notice	25
• Property Insurance Papers	25
• Utilities Bill (power / phone / mobile / water / gas)	25
• Motor Vehicle Registration or Insurance	25
• Professional or Trade Association Card	25
• Debit or Credit Card (bankcard, ATM card, visa card, mastercard, etc)	25
• Passbook or Statement from Financial Institution	25
• Change of Name (is required if ID is in a different named, however does not contribute to points score). <i>Accepted are: Marriage Certificate, Divorce Papers, Change of Name Certificate from Registrar General.</i>	25

## EXPLANATION OF RESIDENTIAL TENANCY APPLICATIONS:

**Only complete an application and pay the option fee if you are sure that you want to enter into a lease with the owner for the particular premises, or hold the premises for a period.**

This explanation is intended for a person who is applying for a residential property lease using approved documents.

The owner of the premises is attempting to locate the most suitable tenant that is a tenant who pays the rent on time and takes good care of the premises.

To enable the owner of the premises to determine in their opinion, who is the most suitable, the managing agent requires some background information regarding previous premises that you have leased, and information on how you will pay the rent.

**The form "STANDARD APPLICATION AND OFFER OF OPTION TO LEASE RESIDENTIAL PROPERTY" is not the lease.**

The purpose of this form is:

1. To inform the owner of your details, and your requirements for the lease. For example, if you wish to have pets at the premises.
2. To inform you of the money that is required to be paid prior to taking possession of the premises. For example, the value of the security bond, the initial rent payment and the letting fee.
3. To make you aware of conditions associated with making the application. For example, if your application is accepted, when you can take possession.
4. To create an option to take the premises. If the owner accepts your application, then the owner gives you the option to take up a lease. Unless otherwise agreed, you will have two business days from the time the owner's agent informs you that your application has been approved in which to make a final decision if you want to enter into a lease. This is a holding period. If you enter into the lease, then the option fee will be credited to the rent payable. If you decline the opportunity to enter into the lease during the option period, then the owner will keep the option fee.

### Summary

- |                        |    |   |
|------------------------|----|---|
| <b>Your action:</b>    | 1. | Complete application  |
|                        | 2. | Submit application with the option fee  |
| <b>Owner's action:</b> | 3. | Accept or reject application  |
|                        |    | If application is rejected then option fee is returned                              |
| <b>Your action:</b>    | 4. | If application is accepted, then you have a period of time to enter into the lease  |
|                        | 5. | If you withdraw after acceptance by the owner, then you will forfeit the option fee |

## **CONDITIONS RELEVANT TO MAKING AN APPLICATION AND OFFER:**

1. The amounts referred to in "Amounts Payable" are payable upon the Applicant signing the Lease and/or prior to taking possession of the Premises.
2. The Applicant will not be entitled to occupation of the premises until:
  - (i) vacant possession is provided by the current occupant of the premises;
  - (ii) the Lease is signed by the Applicant; and
  - (iii) the payment of all monies due to be paid by the Applicant being paid by the Applicant prior to occupation of the Premises.
3. The persons comprising the Applicant are over the age of 18 years, none are bankrupt and they each declare that all of the information supplied in the Applicant's Particulars are true and correct and are not misleading in any way.
4. The applicant acknowledges having inspected the Premises and if the Option is exercised, will accept possession of the Premises in the condition as at the date of the inspection.
5. Upon the exercise of the option by the Applicant, the Applicant will execute the Lease. The Lease shall be the "Standard Residential Property Lease", including any special conditions included and/or attached to this Application and the payment of all monies referred to in "Amounts Payable".
6. The Applicant agrees to pay the rent one period in advance except for the first two weeks rent, and to pay the letting fee to the maximum amount allowable pursuant to Section 27 of the *Residential Tenancies Act 1987*.
7. The Applicant acknowledges that they are responsible for their own contents. The Applicant should arrange their own insurance to cover their own contents and determine if the insurer covers damage to Premises cause by a waterbed or the escape of water from a waterbed.
8. The Applicant acknowledges and agrees that the Owner will carry out all inspections of the Premises between normal business hours.
9. All acts and things which the Owner is required or empowered to do may be done by the Lessor or their appointed Managing Agent. Notices to the Owner must be served on the Managing Agent unless otherwise directed by the Owner.
10. The Applicant makes this Application and Offer jointly and severally. Service of any notice to any one Applicant shall be deemed to be service on them all.
11. **The Applicant/s agree to receive notices and documents via the email address/es provided in this application and agree to access this account at least once every 3 days. They also agree to provide Swan Real Estate with any changes to either the email address/es or the ability to access the email address/es within 24 hours of the change.**

### **PRIVACY**

11. **The Applicant agrees that for the purpose of this Application, the Owner/Managing Agent may make enquiries of the persons given as referees by the Applicant, and also make enquiries of such other persons or agencies as the Owner may see fit.**
12. **The personal information the prospective tenant 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 the Applicant in this application and during the course of the tenancy if the application is successful 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 tenancy reference databases. Information already held on tenancy reference 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 the agreement, that fact and other relevant information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference databases and/or other agents.**

**If the Applicant would like to access the personal information the Agent holds, they can do so by contacting;**

**Swan Real Estate on 08 9255 1357**

**TICA Default Tenancy Control Pty Ltd (ABN 84 087 400 379)**

**Phone: 190 222 0346 calls are charged at \$5.45 per minute including GST (higher from mobile or pay phone)**

**Mail: TICA Public Inquiries PO BOX 120, CONCORD NSW 2137 a fee of \$14.30**

**The applicant can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.**

### **OFFER OF OPTION TO OWNER**

13. The Applicant offers to the Owner an Option to lease the Premises. The Option to lease is created by the Owner's Notification to the Applicant whether in writing or not that the Application and Offer is accepted by the Owner. The Option Fee payable with this Application and Offer, shall be the amount referred to in "Amounts Payable". The period of the Option shall commence from and include the date of the acceptance of the Application by the Owner and continues for the number of business days referred to in "Amounts Payable", or if none, then by 4pm two business days after the acceptance of the Application and Offer.
14. The Option is exercised by the Applicant either:
  - (i) executing the Lease; or
  - (ii) taking possession of the Property with the Owner's consent; or
  - (iii) giving a notice in writing to the Owner exercising the Option; Whichever occurs first.
15. If the Option is exercised by the Applicant, then the Option Fee paid is credited to the rental payable pursuant to the Lease. If not exercised, then the Option Fee is the property of the Owner pursuant to section 27(2)(a) of the *Residential Tenancies Act 1987*.
16. The Applicant encloses with this Application an Option Fee for the sum referred to in "Amounts Payable". It is agreed that the acceptance of this Application is subject to the approval of the Owner in the Owner's absolute discretion. **THE APPLICANT UNDERSTANDS THAT WITHDRAWAL AFTER ACCEPTANCE OF THE APPLICATION AND OFFER WILL RESULT IN FORFEITURE OF THE OPTION FEE.**

**(.....) SIGNATURE of each adult applicant**

**APPLICANT 1:****\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\*****Personal Details:**

First Name		Last Name	
Current Address			
Primary Phone No.		Alternative Phone No.	
Email Address			
Date of Birth	___/___/___	Smoker?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Driver's Licence No.		State of Issue	
Vehicle 1 Type		Vehicle 1 Registration No.	
Vehicle 2 Type		Vehicle 2 Registration No.	

**Next of Kin:**

Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Personal References:**

1. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	
2. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Accommodation History:**

<b>Current Address</b>			
Agent / Owner Name		Type of Management	Agent / Private Landlord / Family Member
Agent / Owner Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why leaving?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	

**Income:**

Current Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to Present

*If less than 12 months in current job, please provide previous employment details:*

Previous Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to ___/___/___

**\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\***

**APPLICANT 2:****\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\*****Personal Details:**

First Name		Last Name	
Current Address			
Primary Phone No.		Alternative Phone No.	
Email Address			
Date of Birth	___/___/___	Smoker?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Driver's Licence No.		State of Issue	
Vehicle 1 Type		Vehicle 1 Registration No.	
Vehicle 2 Type		Vehicle 2 Registration No.	

**Next of Kin:**

Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Personal References:**

1. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	
2. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Accommodation History:**

<b>Current Address</b>			
Agent / Owner Name		Type of Management	Agent / Private Landlord / Family Member
Agent / Owner Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why leaving?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	

**Income:**

Current Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to Present

*If less than 12 months in current job, please provide previous employment details:*

Previous Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to ___/___/___

**\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\***

**APPLICANT 3:****\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\*****Personal Details:**

First Name		Last Name	
Current Address			
Primary Phone No.		Alternative Phone No.	
Email Address			
Date of Birth	___/___/___	Smoker?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Driver's Licence No.		State of Issue	
Vehicle 1 Type		Vehicle 1 Registration No.	
Vehicle 2 Type		Vehicle 2 Registration No.	

**Next of Kin:**

Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Personal References:**

1. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	
2. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Accommodation History:**

<b>Current Address</b>			
Agent / Owner Name		Type of Management	Agent / Private Landlord / Family Member
Agent / Owner Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why leaving?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	

**Income:**

Current Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to Present

*If less than 12 months in current job, please provide previous employment details:*

Previous Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to ___/___/___

**\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\***

**APPLICANT 4:****\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\*****Personal Details:**

First Name		Last Name	
Current Address			
Primary Phone No.		Alternative Phone No.	
Email Address			
Date of Birth	___/___/___	Smoker?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Driver's Licence No.		State of Issue	
Vehicle 1 Type		Vehicle 1 Registration No.	
Vehicle 2 Type		Vehicle 2 Registration No.	

**Next of Kin:**

Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Personal References:**

1. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	
2. Full Name		Phone No.	
Address			
Relationship to Applicant		No. of Years Known	

**Accommodation History:**

<b>Current Address</b>			
Agent / Owner Name		Type of Management	Agent / Private Landlord / Family Member
Agent / Owner Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why leaving?	
<b>Previous Address</b>			
Managing Agent Name		Type of Management	Agent / Private Landlord / Family Member
Agent Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why left?	
<b>Current Address</b>			
Agent / Owner Name		Type of Management	Agent / Private Landlord / Family Member
Agent / Owner Phone No.		Period Resided From	___/___/___ to ___/___/___
Rent/Board/Mortgage	\$	Reason why leaving?	

**Income:**

Current Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to Present

*If less than 12 months in current job, please provide previous employment details:*

Previous Occupation			
Employer		Employer Phone No.	
Wages	\$	Period of Employment	___/___/___ to ___/___/___

**\*\*\* ALL FIELDS MUST BE COMPLETED \*\*\***

## GENERAL SPECIAL CONDITIONS:

### **Applicable To The Lease If Application Accepted & Option Exercised:**

1. All keys issued to the tenant are the responsibility of the tenant, including taking reasonable care not to lock themselves out of the property eg leaving a spare set with a neighbour, family etc. Whilst Swan Real Estate holds a spare copy of keys, they are not obliged or responsible for giving tenants access to these. If a <b>tenant is locked out</b> during office hours, they may, at their own arrangement, collect the spare set from our office, for return within 24 hours at no charge. A call-out fee of \$50 will occur if key delivery is required (office hours only). If a tenant is locked out, outside of office hours, it is their responsibility to regain access to the property eg leaving a spare set with a neighbour, family etc. A tenant can also call a locksmith at their own cost. If this results in a change of lock/s, the tenant is to provide Swan Real Estate with a copy of each new key as soon as is practicably possible.
2. The tenant agrees to give thirty day <b>(30) days written notice</b> of their intention to either vacate the property or request a Lease Renewal prior to the expiration of their lease.
3. The tenant agrees to maintain the <b>lawns and gardens</b> with sufficient water and fertiliser to keep them in a healthy position, as per the Property Condition Report.
4. Any tenant under this agreement shall notify the Agent within fourteen (14) days of any change of their <b>employment</b> (Section 53 (2) of the Residential Tenancy Act).
5. The tenant shall at the time of delivering up possession of the property, notify the agent of: a. The address at which the tenant intends next to reside, or b. A <b>Forwarding Postal address</b> (Section 53 (3) Residential Tenancy Act).
6. The tenants agree to provide the any <b>changes to their telephone numbers or email addresses</b> within seven (7) days.
7. The tenants are aware that in the case of a <b>lease break</b> they will be responsible for the outgoing costs including bond inspection fee, advertising if applicable and refund to owner for the unused portion of the lease fee. They also acknowledge that they are fully responsible for maintaining the property until a new tenant has taken possession of the property.
8. The tenants agree to air all rooms sufficiently to <b>avoid build-up of mildew and mould</b> especially around wet areas.
9. The tenants agree to <b>remove all rubbish</b> and unwanted goods upon vacation of the premises and any costs incurred because of unwanted goods being left anywhere on the property will be borne by the tenant. This includes placing council bins out for collection.
10. The tenants agree to place <b>drip trays</b> on the carport/driveway/garage to prevent oil, grease and petrol leaks from motor vehicles if the need arises. Should any vehicles either the tenants or their visitors leak, the cost to have the area high pressure cleaned and removal of stains will be borne by the tenants. The tenants agree not to park any vehicles on the lawn and garden areas.
11. The tenants are aware that an initial <b>inspection</b> will be conducted approximately 6 weeks from the time that they move into the property and thereafter every 3 months. Formal notification will be issued to the tenants between 7 – 14 days prior to the inspection taking place. The tenant will allow access to the agent to conduct these inspections and should the tenant not be home, is aware that the agent will use the office key to gain access.
12. <b>Smoking</b> is not permitted inside the property at any time by anybody of any substance. If the property is found to have any <b>undesirable odour</b> at the end of the tenancy, including but not limited to smoke, cooking or animal odours, the tenant agrees to professional cleaning of any affected fixtures and fittings including but not limited to carpets, window coverings and painted surfaces.
13. If a contractor is employed to attend the property for <b>repairs</b> and it is found that the <b>tenant is at fault</b> (including due to negligence or incomprehension), the tenant will be liable for the cost of the contractor's attendance including any parts and labour.
14. The tenant is not to place <b>hot items</b> directly on any surface including <b>benchtops</b> and <b>bathroom vanities</b> and must use <b>cutting boards</b> on kitchen <b>benchtops</b> at all times.
15. The tenant acknowledges that it is their responsibility to determine whether an <b>internet connection</b> is present at the property <i>prior</i> to signing this lease (as stated in the application form) by way of contacting their telecommunications provider. The presence of phone points and other hardware at the property are not a representation that the property can obtain internet access.
16. The tenant must not grant any licence or right to reside or stay in at the premises or any part of it to any person or entity as part of a commercial arrangement or advertise/list the premises on any internet or other site for licence or right to reside or stay at the premises (eg <b>AirBnB</b> ).
17. The tenant must not, without the lessor's consent, install any <b>waterbed, aquarium, swimming pool or spa</b> on the premises. The tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of the water from such items.
18. At the termination of the tenancy the tenants agree to have all <b>carpets</b> professionally steamed cleaned by a qualified cleaning contractor. The cost of this is to be borne by the tenants and a receipt must be produced as proof that the cleaning has been carried out. Please note: Pot plants must not be placed on the carpet areas without a non-leak container (any damage caused by water will be repaired at the tenant's expense).
19. At the termination of the tenancy the tenants agree they may be required to have the <b>oven</b> cleaned by a qualified cleaning contractor. The cost of this is to be borne by the tenants and a receipt must be produced as proof that the cleaning has been carried out. If this clause is not applicable in the lease, the tenant is still liable to clean the oven to the same standard as the ingoing Property Condition Report.
20. At the termination of the tenancy the tenants agree they may be required to have the <b>windows</b> , glass doors and all tracks cleaned by a qualified cleaning contractor. The cost of this is to be borne by the tenants and a receipt must be produced as proof that the cleaning has been carried out. If this clause is not applicable in the lease, the tenant is still liable to clean the windows, glass doors and all tracks to the same standard as the ingoing Property Condition Report.
21. If pets were allowed during the tenancy, at the termination of the tenancy the tenants agree to <b>flea-bomb</b> each room of the house prior to the professional carpet cleaning. The cost of this is to be borne by the tenants and a receipt (eg from Woolworths or Bunnings) must be produced as proof that the cleaning has been carried out.
22. At the termination of the tenancy the tenants agree they may be required to have the property <b>vacate cleaned</b> by a qualified cleaning contractor. The cost of this is to be borne by the tenants and a receipt must be produced as proof that the cleaning has been carried out. If this clause is not applicable in the lease, the tenant is still liable to clean the property to the same standard as the ingoing Property Condition Report.



## PET APPLICATION/s:

### Pet 1 Details:

Name		Age	
Sex		Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes
Animal Type		Description	
Breed		Size (Sml / Med / Lge)	
Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes	Council Registered	<input type="checkbox"/> No <input type="checkbox"/> Yes
Microchipped	<input type="checkbox"/> No <input type="checkbox"/> Yes	Microchip Number	
This pet will be living	Inside / Outside / Both	<b>Please email a photo through to pm@swanre.com</b>	

### Pet 2 Details:

Name		Age	
Sex		Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes
Animal Type		Description	
Breed		Size (Sml / Med / Lge)	
Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes	Council Registered	<input type="checkbox"/> No <input type="checkbox"/> Yes
Microchipped	<input type="checkbox"/> No <input type="checkbox"/> Yes	Microchip Number	
This pet will be living	Inside / Outside / Both	<b>Please email a photo through to pm@swanre.com</b>	

### Pet 3 Details:

Name		Age	
Sex		Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes
Animal Type		Description	
Breed		Size (Sml / Med / Lge)	
Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes	Council Registered	<input type="checkbox"/> No <input type="checkbox"/> Yes
Microchipped	<input type="checkbox"/> No <input type="checkbox"/> Yes	Microchip Number	
This pet will be living	Inside / Outside / Both	<b>Please email a photo through to pm@swanre.com</b>	

### Pet 4 Details:

Name		Age	
Sex		Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes
Animal Type		Description	
Breed		Size (Sml / Med / Lge)	
Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes	Council Registered	<input type="checkbox"/> No <input type="checkbox"/> Yes
Microchipped	<input type="checkbox"/> No <input type="checkbox"/> Yes	Microchip Number	
This pet will be living	Inside / Outside / Both	<b>Please email a photo through to pm@swanre.com</b>	

### Pet 5 Details:

Name		Age	
Sex		Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes
Animal Type		Description	
Breed		Size (Sml / Med / Lge)	
Desexed	<input type="checkbox"/> No <input type="checkbox"/> Yes	Council Registered	<input type="checkbox"/> No <input type="checkbox"/> Yes
Microchipped	<input type="checkbox"/> No <input type="checkbox"/> Yes	Microchip Number	
This pet will be living	Inside / Outside / Both	<b>Please email a photo through to pm@swanre.com</b>	

**\*SEE PAGE 10 FOR PET SPECIAL CONDITIONS\***

## **PET SPECIAL CONDITIONS:**

### **Applicable To The Lease If Application Accepted & Option Exercised:**

1. The tenant must not keep any animal, bird or fish in or about the premises, unless that pet is listed in Part A of the residential tenancy agreement or without the <b>prior written permission of the Lessor.</b>
2. The tenant must not keep any <b>restricted breed dogs</b> as defined under the Dog (Restricted Breeds) Regulations 2002 including but not limited to the Dogo Argentine (Argentinian Fighting Dog), Fila Brasileiro (Brazilian Fighting Dog), Japanese Tosa, American Pit Bull Terrier, Pit Bull Terrier, Perro de Presa Canario/ Presa Canario or any dog of a mixed breed which visibly contains any of these breeds, without the prior written consent of the Lessor.
3. No pet/s other than the specified approved pet/s may reside at the property. <b>If the approved pet/s pass away, any new pets must be approved in their own right, regardless of similarity to the original approved pet/s.</b>
4. The tenant accepts <b>full responsibility</b> and unilaterally indemnifies the lessor/agent for any claims by or injuries to third parties or their property caused by, or as a result of actions by their pet/s, regardless of their approval status.
5. The tenant has inspected the property and is satisfied that the <b>fencing is adequate</b> for the confining of the pet/s. The tenant further acknowledges and agrees that should any additional work either at the start or during the tenancy to upgrade the fencing for the confining of the pet/s will be at the complete cost of the applicant. Any additional work must first be approved by the lessor/agent. The tenant also acknowledges that the lessor/agent neither expressly or implied warrant the suitability of the fencing for the confining of the pet; this is at the tenant's sole discretion.
6. The tenant acknowledges that the conditions upon which their specified pet/s are approved includes, but is not limited to, the <b>area in which the pet/s are allowed to live eg if a dog is approved as living outdoor only, the dog must not come inside the property.</b>
7. The tenant agrees to have the premises and the grounds <b>treated for fleas</b> at the end of the tenancy or at any time during the tenancy as required/requested by the lessor/agent. The tenants also acknowledge that the Pet Bond of \$260.00 may be applied toward having the property fumigated for fleas at the expiration of their tenancy.
8. The tenant agrees that any <b>damage</b> caused by the pet/s will be repaired or replaced at the tenant's expense and that any holes to the yard area are filled and corrected immediately.
9. The tenant agrees to clean up after their pet/s and to <b>dispose of any waste</b> quickly and properly.
10. The tenant agrees that <b>no additional animal/s will be kept on the premises even on a short term or temporary basis.</b>
11. The tenant agrees to <b>restrain or remove</b> the pet/s from the premises during any <b>inspection</b> by the lessor/agent.
12. The tenant agrees <b>not to breed</b> or allow pets to reproduce. In the event this does occur, the tenant warrants that the offspring will be rehomed within 8 weeks of birth.
13. If an <b>aquarium</b> is permitted, the tenant is liable to the lessor for any costs or losses resulting from any damage caused to the premises (including any of the lessor's chattels, fixtures, fittings and/or furniture) by the escape of the water from such items.

**I / We agree with and understand all of the conditions and information that form part of this application:**

<b>Applicant 1 Signature:</b>		<b>Date:</b>	___/___/___
<b>Applicant 2 Signature:</b>		<b>Date:</b>	___/___/___
<b>Applicant 3 Signature:</b>		<b>Date:</b>	___/___/___
<b>Applicant 4 Signature:</b>		<b>Date:</b>	___/___/___