

YOUNGS AND CO APPLICATION FORM



PLEASE NOTE YOUNGS AND CO DO NOT TAKE ANY CASH PAYMENTS

Property: _____ Rent: \$ _____ per week

Have you inspected the premises? YES/NO Will you be paying your own bond? _____

Required Start Date: _____ / _____ / _____ Lease Term: _____

PLEASE FILL OUT ALL DETAILS INCLUDING EMAIL ADDRESS

Applicant First Name: _____ Middle Name: _____ Surname: _____

Phone (B/H): _____ Phone (A/H): _____ Mobile: _____

Email: _____

Current Address: _____ Date of Birth: _____

Are you an Australian citizen or have permanent residency? Yes or No (Please circle)

If no state type of residency and expiry date of visa if applicable: _____

Number of persons to occupy the premises: (Adults) _____ (Children) _____

Other Applicants names: _____

Do you have any pets? YES / NO If yes please specify breed and age: _____

CURRENT RENTERS DETAILS

Current Landlord or agent: _____

Contact Person: _____ Phone (B/H) _____ Mobile: _____

Rental Address: _____ Rent paid \$ _____ per _____

Reason for leaving: _____ Length of stay: _____

PREVIOUS RENTERS DETAILS

Current Landlord or agent: _____

Contact Person: _____ Phone (B/H) _____ Mobile: _____

Rental Address: _____ Rent paid \$ _____ per _____

Reason for leaving: _____ Length of stay: _____

CURRENT OCCUPATION

Current Employer: _____

Contact Person: _____ Phone (B/H) _____ Mobile: _____

Employers Address: _____ Income \$ _____ per _____

Employment Period: _____ (please circle) Full time / Part time / Casual / Seasonal

Do you receive any Centrelink benefits? _____ Income \$ _____ per _____

Please provide a copy of a current Centrelink statement.

SELF EMPLOYED

Business Name: _____ ABN: _____

Business Address: _____ Average Income \$ _____ per _____

STUDENT

Institution Name: _____

Institution Address: _____

Course Name: _____ Campus Contact & Phone: _____

Source of Income: _____ Income Per Week: _____

PROFESSIONAL REFERENCES

1) Name: _____ Position: _____

Business Name: _____ Phone (B/H) _____ Mobile: _____

Address: _____ Period of acquaintance: _____

2) Name: _____ Position: _____

Business Name: _____ Phone (B/H) _____ Mobile: _____

Address: _____ Period of acquaintance: _____

PERSONAL REFERENCES (non relative)

Name: _____ Relation to you: _____

Address: _____ Phone (B/H) _____ Mobile: _____

Period of acquaintance: _____

EMERGENCY CONTACT (next of Kin)

Name: _____ Relation to you: _____

Address: _____ Phone (B/H) _____ Mobile: _____

HOW DID YOU FIND OUT ABOUT THE PROPERTY?**Conditions of Application:**

- During my inspection of this property, I found the property to be in a reasonably clean condition.
- If no, I believe the following items should be attended to prior to my tenancy commencing. I acknowledge that these items are subject to the Residential Rental Providers approval. _____

- I acknowledge that this is an application to lease the property and that my application is subject to the owner's approval and no action will be taken against the Residential Rental Provider or Agent if the application is unsuccessful.
- The renter is responsible for the connection and payment of all gas, electricity, telephone and water consumption. I hereby acknowledge and authorise Youngs & Co Pty. Ltd. to conduct independent reference checks.

Applicant's Signature: _____ Name: _____ Date: _____

connectnow

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Connectnow is a simple and convenient time saving service assisting you to connect your Electricity, Gas, Phone, Internet and Pay-Tv to a choice of Australia's leading providers. Connectnow can also assist with discounted quotes for removalists, van/truck hire, cleaning services and insurance and more. No longer do you need to call each service provider individually, wait on hold and repeatedly give your personal details. We take care of it all for you – with the one phone call. This is a value-added service independent of your tenancy application—you are not obligated to use connectnow.

A connectnow representative will make all reasonable efforts to contact you within **one** working day of receiving an application. If connectnow was unable to contact you within this period please contact connectnow on 1300 554 323 to ensure connection is completed. While the connectnow service is **FREE**, standard service provider connection fees and charges still apply. You pay NO extra charges as a result of using the connectnow service. **Declaration: Connection of your utilities will only be initiated once a representative has discussed your details with you and obtained your consent to the terms and conditions of supply of the relevant utility service provider(s). The privacy of our customers is of vital importance to connectnow.**

I consent to the collection of my personal information by Connectnow Pty Ltd ACN 79 097 398 662 for the purposes of arranging for the connection and or disconnection of the nominated moving and connections services and related services, and to providing my personal information contained in this application to the relevant service providers, in accordance with Connectnow's Privacy Policy (which is available for my inspection at www.connectnow.com.au) Connectnow and those service providers may contact me from time to time (including by electronic means) to let me know about new or existing products or services. I understand that I can contact Connectnow at any time if I do not want to receive that information from Connectnow or if I want to update my personal information. I agree that neither connectnow nor the Agent accepts liability for loss caused by delay in, or failure to connect/disconnect or provide the nominated services. The service will be activated according to the applicable regulations, service provider time frames, terms and conditions once agreeing to use the chosen service provider. I authorise the obtaining of a National Metering Identifier and or a Metering Installation Registration Number on my residential address to obtain supply details. It is the responsibility of the customer/homeowner to ensure that the electricity main switch is in the 'Off Position' for the required timeframe on the day of connection and that there is easy access to the meters. I acknowledge that the terms and conditions of the service provider bind me and that after hours connections may incur additional service fees from service providers. I acknowledge that connectnow may be paid a fee by the service provider and may pay a fee to the Agent in respect of the provision of the service provided to me by connectnow.

Please call me to connect my utilities



Please tick if you do not wish to receive a call



Signature: _____

Date: _____ / _____ / _____ ID: 21259

RENTERS APPLICATION AUTHORITY

I, _____ in accordance with the Privacy Act, hereby authorise Youngs & Co Limited to carry out.

RENTAL REFERENCES

I authorise Youngs & Co Pty. Ltd. to contact my current and former Managing Agent(s) and /or Residential Rental provider to confirm and ascertain:

- Rental amount paid.
- Rental due dates and when the rent was paid.
- If the rent was paid full in and in advance and on time.
- The condition of the premises during routine inspections and bond inspections.

EMPLOYMENT CHECKS

I authorise Youngs & Co Pty. Ltd. to contact my current employer and immediate previous employer to confirm and ascertain.

- Gross income per annum.
- Commencement date of employment.
- Length of employment.
- Official title and role.
- Employment status, whether I am full time, part time or casual.

REFERENCES

I authorise Youngs & Co Pty. Ltd. to contact any reference or next of kin listed in my Application Form.

TRUTH AND ACCURACY OF INFORMATION

I declare that the information supplied is true and correct to the best of my knowledge as failure to provide accurate information allows Youngs & Co to decline my application or withdraw an offer to lease a property.

USE OF INFORMATION

Youngs & Co Pty. Ltd. can only use this information for and on behalf of the Residential Rental Provider in order to assess my suitability as an applicant to lease this property. Information can be disclosed to a third party for the above purpose only.



SCAN OUR QR CODE TO ACCESS
AVAILABLE RENTAL PROPERTIES

Signature: _____ Name: _____ Date: _____

RENTAL CRITERIA

Only applications that meet the following rental criteria will be put forward to the Residential Rental Provider for consideration;



Positive Identification: Please supply Photo ID



References: Rental References, Professional References, Personal References



Income: The properties that you apply for, should not exceed approximately 30% of your total income



Attitude: You need to have a positive attitude towards renting



Data Base Check: Your application will not be considered if you're listed on Renters Check Websites such as TICA, NTD, etc.

FORM 3

Residential Tenancies Act 1997

(Section 29C)

(Regulation 14)

STATEMENT OF INFORMATION FOR RENTAL APPLICANTS

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - association with someone who has these personal attributes.

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3. These personal attributes are protected by law and extend to agreements under the **Residential Tenancies Act 1997** (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
 4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the **Equal Opportunity Act 2010** (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
 5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
 6. **Scenarios and examples of unlawful discrimination in applying for a property**
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
 - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
 - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.
 - Refusing to provide accommodation because you have an assistance dog.
 7. **Scenarios and examples of unlawful discrimination when occupying or leaving a property**
 - Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
 - Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
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Residential Tenancies Regulations 2021

S.R. No. 3/2021

Schedule 1—Forms

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- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
 - Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

Getting help

8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.