

Residential Tenancy Application

A: AGENT DETAILS

Name: James Dean Residential
 Address: 1050 Manly Road
 Tingalpa, Qld 4173
 Phone: (07) 3907 9600 Fax: (07) 3390 6483
 Email: julene@jdre.com.au

Applications will not be processed unless the following is provided:

1. **Photo Id** - Passport/ Driver's License/ 18+ Card
2. **Last 3 Months Bank Statements**
3. **Proof of Address** – Phone / Gas / Electricity Bill
4. **Proof of Income** – 3 x most recent Pay slips / Letter of Employment/ Centrelink Statement
5. **Rental/Owner History** – Tenant Ledger or Council Rates Notice & Home Loan Statements (Home owners)
6. **Photos of All Pets**

B: PROPERTY DETAILS

1. Property Address that you would like to rent?

--

2. Lease commencement date?

Term of lease?

--	--

3. Property rent per week?

Bond (4 x weekly rent)

\$	\$
----	----

4. How many people will occupy the property?

Adults:	Children:	Ages of all occupants:
---------	-----------	------------------------

5. Names and ages of ALL other persons to occupy the property?

--

6. Details of any pet? **(Photos of all pets must accompany application - All pets must be strictly outside)**

If you have pets, please complete in full, the pet application which is attached to the back of this form.

C: PERSONAL DETAILS – APPLICANT 1

7.

Surname

Given Names

--	--

Date of Birth

Car Registration / State

--	--

D/License Number / 18+ Card Driver's License State

--	--

Passport Number

Passport Country

--	--

8. Please provide your contact details

Home phone no.

Mobile phone no.

--	--

Work phone no.

Fax no.

--	--

Email:

--

PERSONAL DETAILS – APPLICANT 2

Surname

Given Names

--	--

Date of Birth

Car Registration / State

--	--

D/License Number / 18+ Card Driver's License State

--	--

Passport Number

Passport Country

--	--

Please provide your contact details

Home phone no.

Mobile phone no.

--	--

Work phone no.

Fax no.

--	--

Email:

--

D: VEHICLES – APPLICANT 1**VEHICLES – APPLICANT 2**

Car Make/Model/Year	Registration Number
Additional Cars/Boats/ Trailers	

Car Make/Model/Year	Registration Number
Number	

E: APPLICANT HISTORY – APPLICANT 1**APPLICANT HISTORY – APPLICANT 2****9. What is your CURRENT address?****What is your CURRENT address?**

--	--

--	--

Period of Occupancy?	Rent/Mortgage Paid per Week?
Years Months	\$

Period of Occupancy?	Rent/MortgagePaid per Week?
Years Months	\$

Property Status (Please Select)

Property Status (Please Select)

Name of Agent/Landlord/	Phone Number

Name of Agent/Landlord	Phone Number

Reason for Leaving?

Reason for Leaving?

10. What was your PREVIOUS address?**What was your PREVIOUS address?**

--	--

--	--

Period of occupancy?	Rent Paid per Week?
Years Months	\$

Period of occupancy?	Rent Paid per Week?
Years Months	\$

Name of Agent/Landlord	Phone Number

Name of Agent/Landlord	Phone Number

Property Status (Please Select)

Property Status (Please Select)

Reason for Leaving?

Reason for Leaving?

Was bond refunded in full?	If no, why not?

Was bond refunded in full?	If no, why not?

F: PERSONAL REFERENCES (NOT RELATED TO YOU)

11. Please provide 2 x personal references that can be contacted during business hours.

* First Reference - Name

*First Reference - Name

--

--

Contact Number	Relationship to you?

Contact Number	Relationship to you?

G: EMPLOYMENT HISTORY – APPLICANT 1

12. Current Employment – Occupation

Employer’s name/Centrelink details or
Business name + ACN if self employed

Employer’s Address

Contact Name

Phone no.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Length of Employment

Net Income per week

Years	Months	\$
-------	--------	----

(If Less Than Twelve Months)

13. Previous Employer’s Name

Employer’s Address

Contact Name

Phone no.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Length of Employment

Years	Months
-------	--------

14. IF SELF EMPLOYED – Please provide business references

Accountants name and address

Accountant Contact Name

Accountant Phone Number

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Business/Company Name and Address

Business/Company Director

Phone Number

<input type="text"/>	<input type="text"/>
----------------------	----------------------

H: NEXT OF KIN/EMERGENCY CONTACT DETAILS

15. Name

Contact Number

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Relationship To You

EMPLOYMENT HISTORY – APPLICANT 2

Current Employment – Occupation

Employer’s name/Centrelink details or
Business name + ACN if self employed

Employer’s Address

Contact Name

Phone no.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Length of Employment

Net Income per week

Years	Months	\$
-------	--------	----

(If Less Than Twelve Months)

Previous Employer’s Name

Employer’s Address

Contact Name

Phone no.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Length of Employment

Years	Months
-------	--------

I: PRIVACY POLICY/STATEMENT

I/we, the Applicant/s, declare that the information provided is true and correct and that I/we have supplied it of my own free will. I/we acknowledge that my/our personal contents insurance are not covered under any lessor insurance policy/s and understand that it is my/our responsibility to insure my/our own personal belongings. I/we understand that you as the agent/lessor have collected this information for the purpose of determining whether I/we am/are a suitable tenant/s for the property – in particular to check my/our identification, my/our ability to care for the property, my/our character and my/our creditworthiness. For such purposes, I/we authorize you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider necessary. In doing so, I/we understand that information provided by me/us may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. I/we declare I/we are not bankrupt or insolvent and have inspected the property, and wish to take a tenancy of such a property in its inspected condition. I/we acknowledge and accept that if this application is denied, the agent is not legally obliged to provide reasons as to why. I/we also consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my/our details onto others which may include (but is not limited to) insurance companies, body corporate, contractors, other real estate agents, salespeople and tenancy default databases.

Upon approval of this application by James Dean Residential a payment of the first two weeks rent & full bond will be required within 24 hours to secure the property. This payment must be paid to our office in the form of Bank Cheque/Money Order, EFT/Direct Debit or EFTPOS at our office. James Dean Residential will not accept company cheques, third party cheques or payments of cash at the office. James Dean Residential does not accept bond transfers under any circumstances.

Name of Applicant

Name of Applicant

Signature

Signature

Date / /

Date / /

J: UTILITY CONNECTION SERVICE



FREE Utility Connection Service - with a difference!
Electricity Gas Internet Phone Pay TV Insurance

- Would you like access to genuinely discounted utility offers?
- Would you like to choose your providers in your own time?
- Would you like to save time and not have to speak with a call centre?
- Would you like to connect all your services in around 3 minutes on your mobile or computer?
- Sign up to receive a FREE Domino's voucher for 2 pizzas, garlic bread and drink, delivered!

Move Me In will send you a personal invitation to connect via email and text once you have been approved to rent a property. Once you receive it, please click on the link and take 3 minutes to sign up online.

Move Me In is a FREE utilities connection service that offers you great discounted deals, saving you money right from the start! Other companies may have only ever offered you the standard off the shelf utility plans but Move Me In presents you with a selection of utility providers to choose from on our quick and easy online portal, so you can pick the discounted plan that suits you best.

E: support@movemein.com.au P: 1300 911 947 www.movemein.com.au

Please answer the following by selecting Yes or No:

- | | |
|--|----------|
| 1. Has at least one of the applicants physically inspected the property? | Yes / No |
| 2. Has either applicant ever been evicted by any landlord or Agent? | Yes / No |
| 3. Is either applicant in debt to another Landlord or Agent? | Yes / No |
| 4. Has either applicant ever had a tenancy terminated by a landlord or agent? | Yes / No |
| 5. Have both applicants assessed their capacity to meet the rental payments of this proposed tenancy? | Yes / No |
| 6. Does either applicant have any other applications pending on other properties? | Yes / No |
| 7. Has either applicant ever been refused a property by a landlord or agent? | Yes / No |
| 8. Do the applicant/s agree to correspond with the agent via email and/or other electronic communications? | Yes / No |
| 9. Does either applicant intend to run any type of business from the property? | Yes / No |
| 10. Are you or any of the occupants living with you a smoker? | Yes / No |
| 11. Is either applicant considering purchasing a property in the near future? | Yes / No |
| 12. Does either applicant currently own a property? | Yes / No |
| 13. Would either applicant like to receive regular updates regarding new sales listings | Yes / No |
| 14. How did you find the property you have applied for? (Please Select) | |

Tenant Declaration

The applicant/s acknowledge that this is an application to lease the property nominated on this application and that the application is subject to the registered Lessor/s approval and the availability of the premises on the due date. No action will be taken against the Lessor/s or agent should the premises not be ready for occupation on the due date or if my application is not successful.

I/we acknowledge that the processing of this application can take up to two working days and in some circumstances longer. Unless contacted earlier by the Lessor/s agent, I/we will expect a response in this time frame. I/we acknowledge that the Lessor/s and agent will rely on the truth of my answers in assessing this application for tenancy. I/we hereby offer to rent the property from the Lessor/s under a Tenancy Agreement prepared by the agent in accordance of the Residential Tenancies and Rooming Accommodation Act 2001 and acknowledge that I/we will be required to pay rental bond.

Name of Applicant

Name of Applicant

Signature

Signature

Date

Date

TENANT ACKNOWLEDGEMENT

Please acknowledge the following by selecting either Yes or No:

I/we, the applicant/s,

- | | | |
|---|-----|----|
| 1. acknowledge that my/our personal contents insurance is not covered under any Lessor/s insurance policy/s and understand that it is my/our responsibility to insure my/our own personal belongings. | YES | NO |
| 2. understand that you as the agent/Lessor/s have collected this information for the purpose of determining whether I/we are a suitable tenant for the property – in particular to check my/our identification, my/our ability to care for the property, my/our character and my/our credit worthiness. | YES | NO |
| 2.1 for such purposes, I/we authorise you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider reasonably necessary. | YES | NO |
| 2.2 In doing so, I/we understand that information provided by me/us may be disclosed to, and further information obtained from, referee/s named in this application and other relevant third parties. | YES | NO |
| 3. acknowledge and accept that if this application is denied, the agent is not legally obliged to provide reasons as to why. | YES | NO |
| 4. consent and understand that should my/our tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my/our details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases. | YES | NO |
| 5. acknowledge that I/we have available or received and reviewed a General Tenancy Agreement (Form 18a), the standard terms and any special terms prior to paying the first two weeks rent and full bond. | YES | NO |
| 6. acknowledge that I/we have received or have available the Information Statement (Form 17a), body corporate by-laws (if applicable) before completing this application. | YES | NO |
| 7. acknowledge that I/we have been made aware of the agency's Privacy Policy (refer to page 4 of this application) | YES | NO |
| 8. acknowledge that the Lessor/s and applicant/s (tenant/s) are bound by this agreement immediately once payment of the bond and first two weeks rent has been made after the applicant has received either a verbal or written approval of this application from the Lessor/s or agents. | YES | NO |
| 9. declare that the above information is true and correct and that I/we have supplied it of my/our own free will. | YES | NO |
| 10. acknowledge that unless the property is newly constructed, and/if the phone line has been removed from the property, I/we will be liable for the reconnection costs (approx \$299.00). | YES | NO |

Name of Applicant

Signature

Date

PET APPLICATION AND AGREEMENT

PROPERTY ADDRESS	
TENANT NAME	

GENERAL

PET DETAILS	ITEM	PET 1	PET 2
If more than 2 pets, print and complete separate Pet Agreement	TYPE OF PET/S		
	NAME/S		
	AGE		
	DESEXED		
	COUNCIL REG#		
	DESCRIPTION (Including Size, Small, Medium or Large & Gender)		
	PHOTO PROVIDED		
EMERGENCY PET CARER	NAME		
The tenant provides the following information for use in the case of an emergency.	ADDRESS		
	PHONE NUMBER	MOBILE / WORK NUMBER	
VET	NAME		
The tenant provides the following information for use in the case of an emergency.	ADDRESS		
	PHONE NUMBER	FAX	MOBILE
ACKNOWLEDGEMENT BY APPLICANT	APPLICANT NAME	SIGNATURE	DATE

AGENT USE ONLY - AFTER PROCESSING APPLICATION

APPLICATION RESULT	APPLICATION APPROVED	APPLICATION DENIED
	YES	NO
AUTHORISATION ON BEHALF OF LESSOR / AGENT	AGENT NAME	SIGNATURE / DATE
TENANT AGREEMENT To be signed only if pet/s are approved.	TENANT NAME	SIGNATURE / DATE

TERMS & CONDITIONS	<p>The tenant acknowledge and agrees to the following terms:</p> <p>1: The lessor has agreed to permit pet/s at the premises as specified in the General Tenancy Agreement and this Pet Agreement.</p> <p>2: Any pet other than the approved pet/s specified in the General Tenancy Agreement and this Pet Agreement must first be requested by Tenant/s in writing giving full details and then be approved in writing by the Lessor PRIOR to the pet/s being allowed onto the premises. Pet approval may be subject to specific criteria and must be complied with. Approval is NOT guaranteed.</p> <p>3: The tenant shall be liable for any damage or injury whatsoever caused by the pets on the Property, whether they are the pet of a Tenant or guest. Tenant's pets or their guests pets and regardless of their approval status.</p> <p>4: The Tenant accepts full responsibility and indemnifies the Lessor for any claims by or injuries to third parties or their Property caused by, or as a result of actions by their pet/s or their guests pet/s, and regardless of their approval status.</p>
-------------------------------	---