

Residential Tenancy Application Form

For your application to be processed you must answer all questions

1. Agent Details



Address: L13, 2-26 Park Street, Sydney NSW 2000
Phone: 02 9004 7220
Email: pm@alphapa.com.au

ID: 28957

2. Property Details

Address		
Suburb	Postcode	
Electricity Meter No		
Lease Term	Years	Months
Date Property is to be occupied / /		
Number of other Applicants to Occupy the Property		
Adults	Children	

3. Personal Details

Title	First Name	Initial
Last Name		
Date of Birth / / Age (Years / Months)		
Drivers Licence Number	State of Issue	
Alternate ID (eg passport)	No	
Pension Type (if applicable)	No	
Please provide contact details		
Home Ph	Mobile Ph	
Email		
Occupation	Work No	
Current Address		
Suburb	Postcode	

4. Emergency Contact

Please provide an emergency contact not residing with you

First Name	Surname
Relationship	Phone No
Address	
Suburb	Postcode

5. Payment Details

Property Rental \$	Per Week or	\$	Per Month
First Payment of rent in advance	\$		
Rental Bond (1 Month Rent)	\$		
Sub Total	\$		

6. Utility Connection Services

connectnow.

We get things sorted.

PH: 1300 554 323 | Fax: 1300 889 598
info@connectnow.com.au
connectnow.com.au

Moving home has never been easier

Connectnow is dedicated to helping you move home more easily. We can connect your utilities including electricity, gas, phone, internet and pay TV to a broad choice of leading providers. We can also organise your disconnections and offer a range of additional services, such as cleaning and food services, removalists and vehicle hire.

What's more, you pay no extra charges as a result of using the connectnow service. We will make all reasonable efforts to contact you within 1 working day of receiving this application to explain the details of the services offered. If we are unable to contact you within this period please call 1300 554 323 to ensure your services can be addressed by the required date.

PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing privacy@connectnow.com.au. To the extent permitted by law, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

YES I accept the Terms. Please call me to connect my new home services

We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

Signed _____ Date _____

5. Declaration

I acknowledge that this is an application to lease this property and that my application is subject to the owner's approval and the availability of the premises on the due date. I hereby offer to rent the property from the owner under a lease to be prepared by the Agent pursuant to the Residential Tenancies Act 1997.

I acknowledge that I will be required to pay rental in advance and a rental bond, and that this application is subject to approval from the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain details of my credit worthiness from, the owner or Agent of my current or previous residence, my personal referees, any record, listing and National Tenancy Database (NTD) which lists defaults by tenants. If I default under a rental agreement, the Agent may disclose details of any such default to any person whom the Agent reasonably considers has an interest receiving such information including National Tenancy Database (NTD).
NTD 1300 563 826 www.ntd.net.au.

If a landlord or estate agent finds details of a prospective tenant on a database, they must advise the tenant in writing, within seven days, of:

- the name of the database and the person who listed the information
- the tenant's information held in the database
- how the tenant can check, change or remove the listing (ie, by contacting the person who listed them or the database operator).

Signed _____ Date _____

8. Applicant History

How long have you lived at your current address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving

Was bond repaid in full? Yes No If No, please specify why:

What was your previous residential address?

Suburb Postcode

How long did you live at your previous address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving \$

Was bond repaid in full? Yes No If No, please specify why:**9. Employment Details**

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at current employment Years Months

Net Income \$ Per Week \$ Per Month

10. Previous Employment Details

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at previous employment Years Months

Net Income \$ Per Week \$ Per Month

16. How did you find out about this property? (Please Tick)RENT LIST INTERNET OFFICE FOR LEASE BOARD OTHER _____**11. Centrelink Benefits**

Type

\$ Per Week \$ Per Month

12. If Student, please complete the following

Place of Study

Course being undertaken

Course Length

Enrolment Number

Parents Name Ph

Campus Contact Ph

Course Co-ordinator Ph

Income

Parents Address Overseas

13. Other information

Car Registration

Do you have pets? Yes No If Yes, please specify:**14. Personal Referees**

1. Reference name

Occupation

Relationship Phone No

Notes

1. Reference name

Occupation

Relationship Phone No

Notes

15. Office Use Only

Lease Start Date / /

Car Space/Garage

Landlord's Name

Lease to be signed on

Signed: **Date** / /

Disclaimer/ Authority

Please read carefully and complete all sections

I _____ do solemnly and sincerely declare that the information given and contained in this application is true and correct and that all the information given was given of my own free will.

I have inspected the subject premises as nominated on the first page of this application and wish to rent the property for a lease term of _____ months, commencing on _____ and acknowledge the agreed rent of \$_____ per week is within my means of support.

I agree that should this application for tenancy not be successful, the agent is not required or obligated to supply any reason for the rejection of this application unless the application is declined as a result of my name being listed with a tenancy/default database.

I understand and agree that Alpha Property Agent (the Property Manager) will carry out routine inspections of the property, the first of which will be carried out within approximately 1 month of the commencement of my tenancy and future inspections will be conducted every 3-6 months. I also agree to cooperate and allow access for these inspections to be carried out.

I will make no claim or demand on, nor commence litigation against the owner of the premises or the Owners Agent/Property Manager should the premises be found to be unavailable due to occupation by other persons.

I have no objection and agree to Alpha Property Agent supplying all or any information to any tenancy databases that they use. I also understand and agree that should I default on any rental payment or breach my tenancy Agreement in any way, my name may be listed with a nationwide tenancy database as a defaulting tenant, which could have an adverse effect on my ability to secure future rental accommodations. The removal of any such information from any Database Company is subject to the conditions of that Database Company.

Privacy ACT 1988- I hereby authorize Alpha Property Agent to obtain personal information from or give personal information to all credit providers, references supplied to any tenancy databases, private landlords and real estate agents I currently rent from or have previously rented from, current and previous employers, and any other persons or organization who have information about me that would assist to assess my application history and credit capacity, as well as any general information that may be relevant or for any other purpose.

In accordance with the Privacy Act 1988, I hereby authorize the recipient of this document to give information to Alpha Property Agent regarding my rental history. I understand this information will be used to assess my tenancy application.

Applicant's name (Please print): _____

Applicant's signature: _____ Date: _____

CHECKLIST FOR TENANCY APPLICATIONS

Applications will not be processed until the documentation below is received by our office together with a completed Application for Tenancy Form.

1. Identification check (100 points required)

DRIVERS LICENCE 30 POINTS *

PASSPORT 30 POINTS *

PROOF OF AGE CARD 30 POINTS *

TENANCY HISTORY LEDGER 20 POINTS

PREVIOUS TENANCY AGREEMENT 20 POINTS

PREVIOUS FOUR RENT RECEIPTS 20 POINTS

RENTAL BOND RECEIPT 20 POINTS

PAY ADVICE 15 POINTS

MOTOR VEHICLE REGISTRATION 15 POINTS

TELEPHONE ACCOUNT 15 POINTS

ELECTRICITY ACCOUNT 15 POINTS

GAS ACCOUNT 15 POINTS

BANK or CREDIT CARD STATEMENTS 15 POINTS each

PENSION CARD 15 POINTS

COUNCIL or WATER RATES 15 POINTS

HEALTH CARE CARD 15 POINTS

MEDICARE CARD 10 POINTS

BIRTH CERTIFICATE 10 POINTS

NOTE: Must have at least one of the items listed with *

2. Proof of Income - Current Employment Payslips (last 2), Bank statement (showing income credits).

If self employed – Provide accountant details & contact information and recent tax return.

3. Current Rental History or own your home - Please provide a current tenant rent ledger & all contact details of agency.

4. Previous rental - Full names, telephone numbers of owners / agent must be provided full address of the property leased.

5. Written Reference (include current telephone numbers) they can be from anyone that has known you in the past 3 years.

NOTE:

- **Deposits must be equivalent to 1 weeks rent either paid by EFT, money order & or bank cheque, made payable to Alpha Property Agent, the deposit will be credited to the FIRST MONTHS rent in advance at commencement.**