

1. AGENT:Company Name: SextonGlover Pty Ltd trading as RE/MAX Hills & CountryAddress: 40 Adelaide Road, MOUNT BARKER, SA, 5251ABN: 15 050 207 666RLA No: 63301Telephone: 08 8398 1630Facsimile: 08 8398 2259Email: hcrentals-sa@remax.com.au**2. PREMISES:**

Address: _____

3. RENT:

Amount: \$ _____ per week

Frequency: Payable in advance: Weekly Fortnightly Calendar monthly**4. SECURITY BOND:**

\$ _____

5. TENANCY: 6 months 12 months Other _____

Date able to occupy: ___ / ___ / ___

6. APPLICANT:Mr Mrs Ms Miss D.O.B. ___ / ___ / ___

Full Name: _____

Joint Application with: _____

7. CONTACT DETAILS:

Telephone: W: _____ H: _____

M: _____ F: _____

Email: _____

8. IDENTIFICATION:

Drivers Licence No: _____ Car Registration No: _____

Passport No: _____

Pension No. and Type: _____

9. EMPLOYMENT:

Occupation: _____

Business Name: _____

Address: _____

Supervisor/Manager: _____ Telephone: _____

Length of Service: _____ years _____ months

Gross Weekly Income: \$ _____

Other Income/Source: _____

*Name of Accountant: _____ Telephone: _____

**Previous Employment: _____ Telephone: _____

Occupation: _____

Name: _____

Address: _____

*** If Self Employed**

**** If current employment is less than 2 years**

10. IF NOT CURRENTLY EMPLOYED:

Income / Source:

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

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

11. STUDENT:

College/TAFE/University: _____ Student No: _____

Faculty/Course: _____

Income / Source:

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

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

12. RENTAL HISTORY:

Current Landlord/ Agent:

Name: _____

Address: _____

Telephone: _____

Current Rent: \$ _____ per week

Length of time at current address: _____ years _____ months

Reason for Vacating _____

Current Address: _____

*** Previous Landlord/ Agent:

Name: _____

Address: _____

Telephone: _____

Property Rented: _____

*** *If less than 2 years at current address*

13. PERSONAL/BUSINESS REFEREES:

Name: _____ Telephone: _____

Relationship: _____

Name: _____ Telephone: _____

Relationship: _____

14. RELATIVES (closest relative not residing with you):

Name: _____

Address: _____

Telephone: W: _____ H: _____

M: _____ F: _____

Relationship: _____

15. OTHER OCCUPANTS (Full details of all persons who will reside at the property):

Note: All persons over 18 years must complete a separate Application

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

Name: _____ Age: _____

16. PETS:

Do you have any pets? Yes No

If yes, provide details:

17. FOR STATISTICAL PURPOSES ONLY:

Please indicate where you saw this Property advertised?

Advertiser

Window Display

Signboard

Catalogue

Website (*specify*) _____

Other (*specify*) _____

IMPORTANT INFORMATION FOR TENANTS

1. TENANT COSTS:

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

- All water usage costs adjusted for the period of tenancy
- All water usage costs in excess of _____ kL per annum, with such allowance to be adjusted for the period of tenancy
- All water supply charges adjusted for the period of tenancy
- No charge for water
- Other (*specify*) _____

- Electricity Gas Telephone Other (*specify*) _____

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

2. RENT PAYMENT METHOD:

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

- Cash Bank Deposit Book Direct Debit Rent Card
- Bank Cheque Internet Transfer Credit Card Other

3. EXCLUSIONS (IF ANY):

List any Property which is not included in the Tenancy:

4. 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.

TERMS AND CONDITIONS

1. APPLICATION:

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

2. 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 Security Bond plus an amount equal to two (2) weeks' rent in cash or by bank cheque before taking possession of the Property.

3. 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.

4. 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.

5. 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 tenancy reference databases.
- 5.2 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 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 tenancy reference databases and/or other agents.
- 5.3 If the Applicant would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this Application. The Applicant can also correct this information if it is inaccurate, incomplete or out-of-date.

FULL NAME OF APPLICANT: _____

SIGNATURE OF APPLICANT: _____ DATE: ___ / ___ / ___

NOTE:

- 1. All items on this Application must be completed in full.
- 2. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
- 3. Use of this Agreement by a non-member of REISA is a breach of Copyright.

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	
Drivers Licence	40	<input type="checkbox"/>
Passport	40	<input type="checkbox"/>
Birth Certificate	30	<input type="checkbox"/>
Student Card	30	<input type="checkbox"/>
Other Photo ID	30	<input type="checkbox"/>
Current Wage Advice	20	<input type="checkbox"/>
Previous Tenancy Reference	20	<input type="checkbox"/>
Previous 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"/>
Electricity Account	10	<input type="checkbox"/>
Gas Account	10	<input type="checkbox"/>
TOTAL		0



RESIDENTIAL TENANCY APPLICATION

Tenant Reference Check

RESIDENTIAL TENANCY APPLICATION

TO: (*Agent/Landlord) _____ Fax No: _____

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 fax to (08) _____

APPLICANT(S): _____

PROPERTY RENTED: _____

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

SIGNATURE OF _____ DATE: ___ / ___ / ___

APPLICANT(S) _____ DATE: ___ / ___ / ___

PERIOD OF RENTAL: FROM: ___ / ___ / ___ TO: ___ / ___ / ___

RENT PAID PER WEEK: \$ _____

WAS THE APPLICANT THE LEASEHOLDER OR OCCUPANT? Leaseholder Occupant

WAS THE RENT EVER IN ARREARS: Yes No

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? 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 Yes No If yes, please provide details: _____

DISPUTES AT THIS TIME? _____

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

ANY OTHER RELEVANT INFORMATION: _____

Thankyou for your assistance.

DATE: ___ / ___ / ___

Signature of Property Manager

Full Name of Property Manager