

Residential Application Form

For your application to be processed you must answer all questions
(Including the reverse side)

A. AGENT DETAILS

The Property Investors Alliance

Address: 2 Australia Avenue
Sydney Olympic Park
NSW 2127

Phone: (02) 9192 2828

Fax: (02) 8221 9897

B. PROPERTY DETAILS

1. What is the address of the property you would like to rent?

Postcode

2. Lease commencement date?

	Day		Month		Year
--	-----	--	-------	--	------

3. Lease term & rental price

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

4. How many tenants will occupy the property?

	Adults		Children		Ages of Children
--	--------	--	----------	--	---------------------

C. PERSONAL DETAILS

5. Please give us your details

Mr Ms Miss Mrs Other

Surname	Given Name/s
<input type="text"/>	

Date of Birth	Driver's licence number
<input type="text"/>	<input type="text"/>

Driver's licence expiry date	Driver's licence state
<input type="text"/>	<input type="text"/>

Passport no.	Passport country
<input type="text"/>	<input type="text"/>

Pension no. (if applicable)	Pension type (if applicable)
<input type="text"/>	<input type="text"/>

6. Please provide your contact details

Home phone no.	Mobile phone no.
<input type="text"/>	<input type="text"/>

Work phone no.	Fax no.
<input type="text"/>	<input type="text"/>

Email address
<input type="text"/>

7. What is your current address?

Postcode

D. UTILITY CONNECTIONS



MyConnect is a FREE & EASY to use utility connection service available for tenants

Phone : 1300 854 478 **enquiry@myconnect.com.au**
Fax : 1300 854 479 **www.myconnect.com.au**

- Yes, Please Contact Me
- Interpreter service required (tick here)

Unless I have opted out below, I:
consent to the disclosure of information on this form to myconnect ABN 34121 892 331 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent; acknowledge the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities.

Tick here to opt out



E. DECLARATION

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of 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 personal information from:

- (a) The owner or the Agent of my current or previous residence;
- (b) My personal referees and employer/s;
- (c) Any record listing or database of defaults by tenants such as NTD, TICA or TRA for the purpose of checking your tenancy history;

I am aware that I may access my personal information by contacting -

- NTD: 1300 563 826
- TICA: 1902 220 346
- TRA: (02) 9363 9244

If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.

I am aware that the Agent will use and disclose my personal information in order to:

- (a) communicate with the owner and select a tenant
- (b) prepare lease/tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) complete a credit check with NTD (National Tenancies Database)
- (h) transfer water account details into my name

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises.

Signature

Date

F. APPLICANT HISTORY**8. How long have you lived at your current address?**

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

9. Why are you leaving this address?**10. Landlord/Agent details of this property (if applicable)**

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$
11. What was your previous residential address?

Postcode

12. How long did you live at this address?

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

13. Landlord/Agent details of this property (if applicable)

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$

Was bond refunded in full?

If not why not?

G. EMPLOYMENT HISTORY**14. Please provide your employment details**

What is your occupation?

What is the nature of your employment?
(FULL TIME/PART TIME/CASUAL)

Employer's name (inc. accountant if self employed or institution if student)

Employer's address

Postcode

Contact name

Phone no.

Length of employment

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

Net Income

 \$ Per: W / F / M
15. Please provide your previous employment details

Occupation?

Employer's name

Contact name

Phone no.

Length of employment

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

Net Income

 \$ Per: W / F / M
H. CONTACTS / REFERENCES**16. Please provide a contact in case of emergency**

Surname

Given name/s

Relationship to you

Phone no.

17. Please provide 2 personal references

1. Surname

Given name/s

Relationship to you

Phone no.

2. Surname

Given name/s

Relationship to you

Phone no.

I. OTHER INFORMATION**18. Car Registration****19. Please provide details of any pets**

Breed/type

Council registration / number

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

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

J. PAYMENT DETAILS**Property Rental**
 \$ per week

First payment of rent in advance

 \$

Rental Bond (4 weeks rent):

 \$

Sub Total

 \$

Less: Holding deposit (see below)

 \$**Amount payable on signing tenancy agreement
(bank cheque or money order only)** \$**K. HOLDING FEE**

The holding fee can only be accepted after the application for tenancy is approved.

The holding fee (not exceeding 1 week's rent) of keeps the premises off the market for the prospective tenant for 7 days (or longer by agreement).

In consideration of the above holding fee paid by the prospective tenant, the landlord's agent acknowledges that:

(i) The application for tenancy has been approved by the landlord; and
 (ii) The premises will not be let during the above period, pending the making of a residential tenancy agreement;
 and

(iii) If the prospective tenant(s) decide not to enter into such an agreement, the landlord may retain the whole fee;
 and

(iv) If a residential tenancy agreement is entered into, the holding fee is to be paid towards rent for the residential premises concerned.

(v) The whole of the fee will be refunded to the prospective tenant if:

(a) the entering into of the residential tenancy agreement is conditional on the landlord carrying out repairs or other work and the landlord does not carry out the repairs or other work during the specified period

(b) the landlord/landlord's agent have failed to disclose a material fact(s) or made misrepresentation(s) before entering into the residential tenancy agreement.

Signature of Landlords agent**Date****Signature of Applicant****Date**



CHECKLIST FOR TENANCY APPLICATIONS

Applications will only be accepted with a signed, completed Application Form with the following supporting documents. You must submit at least **one** in each numbered criterion below:

✓ Please Tick

1. **Current Passport with valid Visa**
or Current Driver Licence & Medicare Card
2. **Credit Card**
or Bank Card
3. **Current Bank Statement**
4. **Letter of Employment**
or Pay slips
5. **Current Rental Tenancy Ledger**
or Rental Reference from Agent/Landlord
or Council Rate
6. **Vehicle Registration**
or Utility Bill

NOTE:

Deposits must be equivalent to 1 weeks rent either paid by EFTPOS and/or BPay to Property Investors Alliance Pty Ltd. Deposit shall be credited as the FIRST WEEK'S rent in advance at commencement of Lease Agreement.

Please note that there is a surcharge of 1.5% for payments of cash, money orders, bank cheques. BPay and EFTPOS are free of charge and are ENCOURAGED as preferred payment methods.

Name: _____.

Applicant's Signature: _____.

Date: _____.

TRA DISCLOSURE

I understand this agent is a member of Trading Reference Australia Pty. Ltd. (TRA) and may conduct a reference check with that organisation on myself and the company whose name appears on the lease. I authorise this Agent to provide any information about me or the company to TRA / Landlord for the purpose of the check and I acknowledge that such information may be kept and recorded by TRA. I realise that if a search is performed on the TRA database and my identification and the company whose name appears on the lease with the label "Refer to Agent" beside my name and the company name, the agency who conducted the search as a matter of procedure will call the listing agency to exchange information and establish why my name and the company's details have been entered on the register and in turn provide my contact details to the listing agency for the purpose of resolution and the removal of my name and the company details from the database. The agency that searched will then inform me of the listing / listings, the listing agency name and contact details giving me right of reply. I accept that if I and the company whose name appears on the lease are currently listed as a defaulter with TRA, this Agency / Landlord has the authority to reject my application. I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused. I acknowledge that if I default on my tenancy / rental obligations in future, which means in breach of my contract / lease agreement for residential or commercial property and / or in accordance with the current legislation. I and the company whose name appears on the lease may be listed with TRA, until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent / Landlord or in accord with the new regulations. The same applies to me if I am a Commercial Tenant and or Holiday Tenant and in breach of my contract whatever the stipulations are within that contract with the said agency. I hereby authorise this agent to provide information about me to TRA and my default to TRA in connection with that listing. I also understand that my agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard. I will not hold TRA accountable for the inaccurate keying in of information by TRA members therefore delivering an incorrect search as I understand mistakes can be made within this process due to human error. It is also understood that technical failure can cause errors and I do not hold TRA or the Agent responsible for same. I understand that if the said eventuates I may question the source and understand this will be thoroughly investigated and corrected immediately. Furthermore I authorise the agent to contact my employers past and present to confirm my employment history and my previous Landlord / Agency to verify details of my tenancy. I also authorise the agent to contact two personal referees to establish my identification / location and concede that those referees have given permission for me to use them. I recognize that my photo id may be scanned onto TRA for absolute identification. I, the tenant, do acknowledge that information provided to TRA and / or the agent by these authorities given by me may be available to: a) Real Estate Agents, Landlords, Trades Persons, Emergency Contacts, Housing NSW, Compass Housing, Video Stores, Dentists to assist them in evaluating applications, for the purpose of managing the property and requirement of the tenant/s during their tenure with this agency and b) Real Estate Agents, Landlords, Dentists, Video stores, Banks, Utility companies, Commercial Agents, organizations, or any other members for the reason of locating me for any lawful purpose and I hereby consent to such use and disclosure of that information for that reason. Should this Agent transfer its agency business to another person, I consent to the new agent (and any further person to whom that business may be transferred) taking any step which the former agent could have taken. (If more than one applicant, "I" means "We" in this form). "I have read and I understand the above information"

Print Name of Tenant



Signature of Tenant..... Date.....

Print Name of Tenant



Signature of Tenant..... Date.....

TRA adheres strictly to requirements of the Privacy Laws and therefore does not use the information supplied by the tenant for advertising purposes. Trading Reference Australia may be contacted at the above address during business hours 9-5 Monday to Friday regarding any records kept concerning you. To validate and correct inaccurate information we require a signed Personal Disclosure form and photo id. An urgent confirmation of your records can be done immediately by credit card payment using the secure section on our web page.

Copyright Trading Reference Australia ©