

APPLICATION FOR TENANCY

(To be completed by all adult and unaccompanied minors)

ITEM

1. TENANCY DETAILS

Address _____

Preferred move in date ____/____/____ Preferred Lease Term _____

Rent \$_____ per week/month Bond \$ _____

Total amount payable at signing of tenancy agreement \$ _____

2. Applicants Details

Name _____

Mobile _____ Phone (H) _____ DOB ____/____/____

Drivers Licence Number _____ Exp _____ State _____

Email: _____ Passport number _____ Country _____

3. Applicants History

Current Address _____

Period of Occupancy _____ Situation **Renting/owned/other** Other Situation _____

Landlord/Agent Details (if applicable): Name _____

Email: _____ Phone _____

Rent: _____ Payment Period: **Weekly / Fortnightly / Monthly** Reason for Leaving _____

You must answer the following Questions!!!

Have you ever been Evicted from a premises? Y / N Are you currently in debt to any landlord/Agent? Y / N

4. Applicants Employment

(Note: if self employed please provide a statement of income from your accountant/ tax returns)

Current Occupation _____

Employment Type: _____ Duration: _____ Weekly Income: _____

Employer/Business Name _____

Address: _____ Contact: _____ Phone: _____

5. Landlord / Agent

Name: **Craig Marshall T/as All Coast Real Estate**

ABN: **52212387140**

Address: **2/53 Murdochs Rd, Moore Park Beach, QLD 4670**

Phone: **07 4159 8878**

Email: **info@allcoastre.com.au**

Fax **07 4159 8898**

Mob **0408 526 998** Mob **0447 005 640**

6. OCCUPANTS

How many people will normally occupy the property?

Adults_____ Children_____ Children Ages _____

Full name of Adults and Dependents to reside at premises

1. _____ 2. _____

3 _____ 4. _____

7. CONTACTS AND REFERENCES

Please provide a contact in case of emergency_____

Relationship to you: _____ Phone number _____

Please provide 2 personal references (not related to you)

Name: _____ Relationship to you: _____ Phone number: _____

Name: _____ Relationship to you: _____ Phone number: _____

8. Pets

Type and Breed: _____ Number: _____

9. RENT PAYMENT METHODS

Deposit to a financial institution account nominated by the Lessor

EFT Centrepay or Bank Cheque

We do not accept Cash

10. SIGNATURES

Prior to signing this application, the Applicant has been given a form 18a General Tenancy Agreement (including Standard and any Special Terms) in accordance with section 58 of the Residential Tenancies and Rooming Accommodation Act 2008.

Applicants Signature _____ DATE: _____

TERMS OF APPLICATION

1. Applicant's Warranty

The applicant Warrants:

- (1) The details provided are true and correct
- (2) They are not bankrupt or insolvent.

2. Applicant Agrees

- (1) They have inspected the premises in item (1) and accept its condition.
- (2) Where the applicant has been given a form 18a General Tenancy Agreement (including Standard and any Special Terms) in accordance with section 58 of the Residential Tenancies and Rooming Accommodation Act 2008, then :
 - (1) On acceptance of this application for tenancy by the landlord being notified to the applicant, verbally or in writing, the applicant will rent the premises from the landlord in accordance with the terms and conditions of the form 18a General Tenancy Agreement provided in accordance with clause 2(2).
 - (2) Upon the signing of the Tenancy Agreement, to pay the bond and rent amounts in Item (1) in an approved way as more particularly set out in the tenancy agreement.
 - (3) The applicant will forthwith upon receipt of same, sign the completed tenancy agreement.
 - (4) This tenancy application, unless accepted, creates no contractual or legal obligations between the parties.
- (3) The landlord/ agent are not required to give an explanation to the applicant for any application not approved.

3. Privacy Statement

3.1 The agent must comply with the provisions of the Australian Privacy Principles (Privacy Act 1998) and where required maintain a Privacy Policy.

3.2 The Privacy Policy outlines how the Agent collects and uses personal information provided by you as the Applicant, or obtained by other means, to assess your application for a residential tenancy and provide the services required by you or on your behalf.

3.3 You as the applicant agree, to further your access your application, the Agent may, subject to the Privacy Act 1988(CTH) (Where applicable), collect, use and disclose such information to:

- (1) The Landlord as owner of the premises to which this application or tenancy applies; & / or
- (2) The residential tenancy data bases for the purpose of confirming details in your application and enabling proper assessment of the risk in providing you with the lease: &/OR
- (3) Trades people and similar contractors engaged by the landlord/agent in order to facilitate the carrying out of works with respect to the premises; &/or
- (4) Previous managing agents and nominated referees to confirm information provided by you; &/or
- (5) The landlords insurance companies; authorised real estate personnel; courts and tribunals and other 3rd parties as may be required by the agent relating to the administration of the premises and the use of the agents services; &/or
- (6) Body Cooperates

3.4 Without provisions of certain information the agent may not be able to act effectively or at all on the landlords behalf as a result of which your applications may not be acceptable to the landlord.

3.5 The applicant has the right to access such personal information and may require correction or amendment of any inaccurate, incomplete, out of date or irrelevant information.

3.6 The agent will provide (where applicable), on request, a copy of its privacy policy

4. Provision of Documents

The parties agree to the delivery and service of documents or other communication via electronic means including SMS text messaging, emailing or other forms of electronic communication where such information has been provided by a party in the Item Schedule

Applicants Personal information Consent

I _____, the applicant, give my consent for All Coast Real Estate, Moore Park Beach Q 4670 to make enquiries to verify the information i have provided to the Agent in this Tenancy Application (in accordance with the Privacy Act 1988 (CTH)) with relevant tenancy data bases including databases of my previous Agents.

Applicants Signature _____ Date ____/____/____

REQUEST FOR RENTAL REFERENCE

To: **The Property Manager,**
 From: **Craig Marshall T/As All Coast Real Estate**
 Phone: **(07) 4159 8878** Fax: **(07) 4159 8898** Email: **info@allcoastre.com.au**

We have received a signed *Application for Tenancy* from:

Name:

Who resided at:

From: / / To: / /

It would be greatly appreciated if you could (subject to the provisions of the *Privacy Act 1988*) complete the following questionnaire and return it to us by fax or email, along with the rental ledger, at your earliest convenience.

1	LISTED AS TENANTS	Were the above applicants listed as tenants: <input type="checkbox"/> Yes <input type="checkbox"/> No
2	RENTAL PERIOD	From: / / To: / /
3	TERMINATION OF THE LEASE	Terminated by: <input type="checkbox"/> Tenant <input type="checkbox"/> Agent Reason for termination: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
4	RENT PAYMENT	Rent amount: per Payment received on time: <input type="checkbox"/> Always <input type="checkbox"/> Sometimes <input type="checkbox"/> Never <input type="checkbox"/>
5	BREACHES ISSUED	Number of <i>RTA Form 11 - Notice to Remedy Breach</i> issued:
6	ROUTINE INSPECTIONS	Carried out: <input type="checkbox"/> Yes <input type="checkbox"/> No Tenancy issues arising from inspections: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
7	PETS	Animals kept at the Property: <input type="checkbox"/> Yes <input type="checkbox"/> No Type/s: Problems caused by the pets: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
8	PROPERTY	1. Has the Property been well maintained during the tenancy: <input type="checkbox"/> Yes <input type="checkbox"/> No OR 2. If the Tenant has vacated, was the Property left clean and undamaged apart from general wear and tear on vacating: <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
9	HAND OVER	Was tenancy handover delayed: <input type="checkbox"/> Yes <input type="checkbox"/> No Period:
10	RENTAL BOND	1. Do you anticipate the full rental bond to be refunded: <input type="checkbox"/> Yes <input type="checkbox"/> No OR 2. Was the full rental bond refunded: <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
11	FUTURE RENTING POTENTIAL	Would you rent to these tenants again: <input type="checkbox"/> Yes <input type="checkbox"/> No <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>
12	SIGNATURES	I authorise the Agent to forward this questionnaire to all previous Agents &/or Lessors where I have rented and request that they honestly complete the form. Applicant 1: Date: / / Applicant 2: Date: / / Applicant 3: Date: / / Applicant 4: Date: / /