

APPLICATION FOR RESIDENTIAL TENANCY

AGENT: Southern Real Estate P/L ABN 37 063 040 595 Shop 3/50 Kenihans Road Happy Valley 5159,
Ph 08 83227366 Fax 08 83227762 email:-admin@southernrealestate.com.au **RLA 105828**

TERM OF TENANCY MONTHS **COMMENCING** / / **ENDING** / /

PROPERTY ADDRESS

To be read in conjunction with the "Terms and Conditions" as presented and sighted. (1) RENT: \$ _____ per week, 1 st payment (2 weeks) payable in advance of..... (2) Thereafter payments of \$ _____ made weekly/fortnightly/cal monthly IN ADVANCE Total Bond due and payable..... 4 WEEKS / 6 WEEKS (Bond is payable to "The Agent" which will be deposited with the Office Dept. of Consumer & Business Affairs) (3) It is understood that the "TOTAL DUE" is to be paid to the agent prior to the agent giving possession of the premises to the tenant.	\$ _____ \$ _____ TOTAL DUE: \$ _____
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Before any application can be considered, all applicants must be able to provide identification and references to achieve a minimum of 100 points from one of the first 3 categories provided and if insufficient point then a further 2 references from category C.

<i>Source</i>	<i>Cat.</i>	<i>Points</i>	<i>Verified</i>	<i>Office verification of information supplied.</i>	
Drivers License/Int. Visa ID	A	60		Data Base Reference 1	
Passport/or other photo ID	A	60		Data Base Reference 2	
Current Landlord Reference	B	25		Comments:	
Previous Landlord Reference	B	25			
Previous Agent Reference	B	15			
Private (2) Reference	B	15			
Employer Reference	C	10			
Rent Receipt/Other named ID	C	10			
Centerlink Form/Credit Card	C	10			
Medibank/Student ID Cards	C	10		Total:	

Full Name:	Full Name:
Current Address:	Current Address:
Period at current address	Period at current address
Date of birth: Drivers Lic. No.	Date of birth: Drivers Lic. No.
Phone No. Work A/H	Phone No. Work A/H
Mobile Fax	Mobile Fax
E-mail address:	E-mail address:
Current Landlord/Agent:	Current Landlord/Agent:
Phone No. Mobile	Phone No. Mobile
Reason for vacating current premises:	Reason for vacating current premises:
Current Rent:	Current Rent:
Are you the Primary Tenant:- YES/NO	Are you the Primary Tenant:- YES/NO

If NO, please expand:-	If NO, please expand:-
Previous Landlord/Agent:	Previous Landlord/Agent:
Phone No. Mobile	Phone No. Mobile
Previous address:	Previous address:
Reason for vacating previous premises:	Reason for vacating previous premises:
Previous rent:	Previous rent:
Employment : Occupation:	Employment : Occupation:
Name of Employer:	Name of Employer:
Address:	Address:
Phone No. Fax:	Phone No. Fax:
Name of employment contact:	Name of employment contact:
Length of service: Income Per Week	Length of service: Income Per Week:
Other income: \$	Other income: \$
Amount of Centrelink payments: \$	Amount of Centrelink payments: \$
Amount of Housing Trust Allowance: \$	Amount of Housing Trust Allowance: \$
Reference: Name:	Reference: Name:
Address:	Address:
Phone No. Mobile:	Phone No. Mobile:
Reference Name:	Reference Name:
Address	Address:
Phone No. Mobile:	Phone No. Mobile:
Name of nearest relative: (in case of emergency)	Name of nearest relative: (in case of emergency)
Name:	Name:
Phone No: Mobile:	Phone No: Mobile:
Relationship:	Relationship:

THESE PREMISES ARE DESIGNATED "SMOKE FREE" YES / NO

Do you or any other co tenant's smoke cigarettes ? YES / NO... If your application is accepted, would you and any other co-Tenant's, sub tenant's, other occupiers or guests, agree to not smoke within the premises. YES / NO.

Number of adults to reside in premises: _____ Number of children and ages _____

Does the applicant/s propose to keep pets? Yes No Details: _____

Insert any other comments which you feel may assist the property manager/ agent in reviewing your application .

The applicant acknowledges that should the application be successful, it shall be the tenants responsibility to ensure Contents and Public Liability Insurance be obtained by the Tenant as Contents Insurance (i.e.Tenant's personal belongings) is NOT covered by any insurance policy the Landlord may have and it may be in the best interest of the Tenant to ensure the Tenant further obtains Public Liability Insurance to minimize any potential liability that may be leveled against the Tenant within the confines of the rented premises.

Please indicate how you propose to pay your Bond:-

(a) own funds (b) borrowed funds (d) SA Housing Trust (e) other, please indicate

Please indicate how you propose to pay your initial Rent:

(a) own funds (b) borrowed funds (d) SA Housing Trust (e) other, please indicate

PLEASE READ THE FOLLOWING CAREFULLY

- A. Within the terms of the APPLICATION FOR RESIDENTIAL TENANCY, the singular shall mean the plural and vice versa.
- B. Where more than one person is a party to a RESIDENTIAL TENANCY AGREEMENT or APPLICATION FOR RESIDENTIAL TENANCY, then the terms and conditions to be performed by them, bind them jointly and severally.
- C. The applicant acknowledges that a copy of the TERMS AND CONDITIONS were made available to the applicant at the time of inspecting the premises and that the TERMS AND CONDITIONS shall form part of the Residential Tenancy Agreement.
- D. "Monies Due" shall also mean "Total Due"
- E. The "Act" shall mean the Residential Tenancies Act 1995

THE APPLICANT ACKNOWLEDGES:

- 1. The information provided by the applicant is true and correct
- 2. The Applicant authorizes the Agent to make all necessary inquiries to verify information submitted in this application. (see Privacy Act 1988 information enclosed in the body of the TERMS AND CONDITIONS which outlines in broader terms the collection and distribution of information supplied by you or 3rd parties to us and how this information may be used). If you require any further information regarding the Privacy Act please feel free to ask the Agent or Property Manager who is attending to you with this application.
- 3. Upon the Agent advising the applicant that the application has been accepted, a binding Tenancy Agreement is created in accordance with the terms and conditions of the APPLICATION as well as the TERMS AND CONDITIONS of the RESIDENTIAL TENANCY AGREEMENT.
- 4. The applicant will sign a RESIDENTIAL TENANCY AGREEMENT on or before the "Commencement Date" or such other date as may be agreed upon between the parties as well as pay all "monies due" under the terms of the APPLICATION FOR RESIDENTIAL TENANCY and the RESIDENTIAL TENANCY AGREEMENT.
- 5. The applicant is not to take possession of the premises until clause 4 has been satisfied.
- 6. The terms and conditions provided in the RESIDENTIAL TENANCY AGREEMENT shall comply with the provisions of the RESIDENTIAL TENANCIES ACT 1995 and its regulations.
- 7. Should the applicant withdraw from an application, which has been accepted by the agent (and provided the property has been withdrawn from the market on the basis of the Applicant's acceptance of the Agents offer to accept the Application) the agent may pursue the matter at a hearing of the RESIDENTIAL TENANCY TRIBUNAL seeking such financial recourse as the Residential Tenancies Act 1995 allows. This in general terms being the Agents letting fee, rent loss and any other out of pocket expenses ordinarily charged to the Landlord or claimable under the provisions of the Residential Tenancies Act 1995.
- 8. The following water costs will apply: (unless specifically agreed otherwise) Water supply plus all water usage at a rate and manner determined or prescribed from time to time by SA Water. All water costs will be calculated and adjusted on a daily basis for the duration of the tenancy.
- 9. **Subject to the provisions of the Residential Tenancies Act 1995, the landlord reserves the right to increase rent during the terms of the tenancy even if the tenancy is for a fixed term.**
- 10. The agent reserves the right to change the manner of rental payments made by the Tenant, provided no less than 21 days notice is given to the Tenant.

Manner of rental payments: (subject to change)

<input type="checkbox"/> Bank Pay in Book	<input type="checkbox"/> Payment during office hours	THE PROPERTY SHALL ONLY BE USED AS RESIDENTIAL PREMISES AND CANNOT BE USED FOR ANY ILLEGAL OR UNATHORISED PURPOSE.
<input type="checkbox"/> DEFT Card	<input type="checkbox"/> Postal Order / Cheque	
<input type="checkbox"/> Direct Bank Debit	<input type="checkbox"/> B-PAY	

PRIVACY ACT 1988

1. Please read the following carefully as it relates to the collection and passing on of Personal Information and if insufficient information is provided on the application the agent may not be able to process the application.
2. Personal information (including information on existing data bases) is collected by Property Managers and or Agents for the identification, assessing and evaluation of tenancy applications and this information may subsequently be passed onto or disclosed to other parties including referees, landlord/s, other agents and other relevant parties, insurers and other 3rd parties who may be operating current or past tenancy data bases .
3. Should the applicant enter into a residential tenancy agreement, commercial lease or license and if subsequently the applicant fails to comply with the terms and conditions of the tenancy agreement, commercial lease or license or fails to comply with any provisions of judgments direction or orders from any Act or Statute that may administer or adjudicate disputes in any tenancy agreement , commercial lease or license, then the agent may disclose this information to other parties including referees, landlord/s, other agents, other relevant parties, insurers and other 3rd parties who may be operating current or past tenancy data bases.
4. Should the tenant enter into a residential tenancy agreement, commercial lease or license and subsequently the residential tenancy agreement, commercial lease or license be assigned to another agent or party then the applicants' information as obtained or determined in (3) may also be passed onto other parties including referees, landlord/s, other agents, and other relevant parties, insurers or other 3rd parties who may be operating current or past tenancy data bases.
5. Should the applicant wish to view or have access to any or all of any of their personal information, this may be done by contacting the Agent at which time the applicant may review their personal information and either correct the information if it is inaccurate, out of date, or was or is incomplete or has altered since the applicant made an application for tenancy. A fee may be charged to the applicant by the Agent prior to the agent making available or providing the information requested. This fee may vary from time to time.
6. Should the applicants' application be successful then personal information from co tenants, joint tenants or other occupiers or any other document/s which may divulge personal information not belonging or pertaining to the applicant, cannot be passed onto or viewed by the applicant without first obtaining written consent of such other co tenants, sub tenants, or other occupiers.

SHOULD ANY DISPUTE ARISE AS TO THE TERMS AND CONDITIONS OF THE APPLICATION FOR TENANCY, THEN THE APPLICANT MAY CONTACT THE OFFICE OF CONSUMER AND BUSINESS AFFAIRS FOR CLARIFICATION ON 82049544

Signed by Applicant: _____ Date: _____

Signed by Applicant: _____ Date: _____