

TENANCY APPLICATION FORM

COMPLETING YOUR APPLICATION

PLEASE NOTE NO APPLICATION WILL BE PROCESSED UNLESS THE FOLLOWING HAS BEEN COMPLETED.

1. Each Adult (18 yrs & over) occupying the premises must complete a separate application
2. All questions have been answered
3. All references have all phone number asked (do not just provide mobile numbers)
4. All relevant documentation/references have been attached
5. Please complete & sign disclaimer on page 5

No photocopying of documents will be carried out at Ray White Werrington County

IMPORTANT (Please Read)

Ray White Werrington County are members of the tenancy information centre of Australia (TICA) and RP Data Tenancy Information Group.

Your application will be processed using these agencies.

Your completed application will be presented to the landlord for the consideration.

Please allow (2 working days) for processing

Ray White™

Werrington County

TENANCY APPLICATION

It is a condition of Ray White Werrington County that all initial payments ie. Bond & rent in advance are to be paid by money order or bank cheque only. All future rental payments are to be paid using one of the following options:

BPay, Money Order OR Bank Cheque. This is not negotiable!

If paying by BPay, Payments can be made by phone, using the internet or by periodical direct debit. BPay also offers payment by Credit Card (Bank fees apply). A brochure will be given to you plus verbal instructions on how to use these services. Any dishonour fees incurred by Ray White Werrington County as a result of insufficient funds in your account when paying your rent will be charged back to you.

There is no guarantor's on a Tenancy Agreement – all applicants that sign the lease are living at the property and are fully responsible for any rent defaults, cleaning or damage costs if required on the tenancy at any time

By you accepting to lease the property, you are agreeing to our rental payment system.

You must attach 2 of the following documents from each category with your application form. The application will NOT be processed until ALL the relevant information has been provided.

IDENTIFICATION

1. Drivers License
2. Other Photo ID showing current address
3. Proof of Age Card
4. Birth Certificate
5. Marriage Certificate

INCOME

1. Pay slip or letter confirming employment from employer (on company letterhead)
2. Department of Social Security current payment details
3. Current bank statement that provides your full name on the statement
4. If self employed you **must** provide: last Taxation Return, a letter from your Accountant, Business Registration Certificate showing proof of Business Name & ABN Certificate.

CURRENT & PREVIOUS RENTAL OR OWNERSHIP DETAILS

1. Tenant Ledger from Agent or bank account statement for private landlord (must be supplied)
2. Rental References (must be supplied)
3. Proof of ownership of property i.e; Sydney Water and Council Rate Notice (Note if property is being or has been sold, provide name & number of Agent who sold property)

Note: All “Ray White Werrington County” Defaulting Tenants will be listed on TICA throughout Australia & New Zealand and RP Data as defaulting tenants

FOR YOUR APPLICATION TO BE PROCESSED, ALL QUESTIONS MUST BE ANSWERED. PLEASE WRITE CLEARLY.

A. AGENT DETAILS

OFFICE: Ray White Werrington County
 ABN: 34150017728

ADDRESS: Shop 10, Werrington County Shopping Village,
 Dunheved Rd, Werrington County NSW 2747

OR: P.O Box 8098, Werrington County NSW 2747
 PHONE: 9623 6366
 FAX: 9623 1777
 EMAIL: werringtoncounty.nsw@raywhite.com
 WEB: www.raywhitewerringtoncounty.com.au

B. PROPERTY DETAILS

What is the full address of the property you are applying for:

POST CODE:

Weekly Rent: \$ _____

Lease Commencement Date?

DAY	MONTH	YEAR
-----	-------	------

How many people will be occupying the property?

ADULTS	CHILDREN	AGES
--------	----------	------

Please provide details of any pets with breed & type of pet:

1.	Council & Rego number:
2.	Council & Rego number:
3.	Council & Rego number:

C. OTHER INFORMATION

Are any Applicants smokers? Please circle: YES / NO

Inside or Outside? _____

D. PERSONAL DETAILS:

Please give us your details:

MR	MS	MRS	MISS	OTHER
----	----	-----	------	-------

Surname: _____ Given Name's: _____

Date of Birth:			Driver's Licence Number & State	
DAY	MONTH	YEAR	NUMBER	STATE

Car Registration Number & State		Passport Number & Country	
NUMBER	STATE	NUMBER	COUNTRY

Pension Number	Pension Type

Please provide your contact details:

Home Phone Number	Work Phone Number

Mobile Number	Fax Number

Email Address

E. FREE UTILITY CONNECTION SERVICE

To save you time when you're moving house, DIRECT CONNECT can help you arrange your utility connections all in the one phone call. It is FREE!!

CLEANING PHONE ELECTRICITY GAS INSURANCE
 ADSL BROADBAND DIAL UP PAY TV TRUCK/CAR HIRE

this is a **FREE** service and there is **NO OBLIGATIONS**

The Utility services are provided by: **DIRECT CONNECT**

Phone: 1300 664 715
 Fax: 1300 664 185
 Web: www.directconnect.com.au

Direct Connect will use the information in this application to explain the services offered and to undertake any connection and disconnection services authorised (including the provision of information to utility companies). Person information collected by Direct Connect may be accessed by contacting Direct Connect on the contact details above. Normal service provider bonds may apply, AGL do not charge a bond.

F. 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 about me from:

- (a) The owner or the Agent of my current or previous residences;
- (b) My personal referees for this application
- (c) My current and past employers
- (d) Any person who maintains any record, listing or database of defaults by tenants

And I authorise and consent to each of those persons providing requested personal information about me to the Agent.

And I authorise and consent to each of those persons providing requested personal information about me to the Agent.

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 within this application in order to:

- (a) communicate with referees, employees, landlords, third party operators of tenancy reference databases, other agents and select a tenant
- (b) communicate with the owner and select a tenant
- (c) prepare lease/tenancy documents
- (d) allow trades people or equivalent organisations to contact me
- (e) lodge/claim/transfer to/from a Bond Authority
- (f) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (g) refer to collection agents/lawyers (where applicable)
- (h) complete a credit check with a tenancy default database

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. I am aware that I may access personal information on the contact details above and that I may be able to correct this information if it is inaccurate, incomplete or out-of-date.

I consent to the disclosure of this page of the application form to Direct Connect ABN 20110316973 for the purpose of enabling Direct Connect to offer the connection and disconnection services to me. I consent to Direct Connect disclosing personal information it has collected about me to utility service providers for that purpose and to obtain confirmation of the connection or disconnection. I consent to Direct Connect disclosing confirmation details (including NMI, MIRN and telephone number) to the Agent. I acknowledge that neither Direct Connect nor the Agent accepts any responsibility for: any delay in, or failure to arrange or provide for, any connection or disconnection of a utility, or for any loss in connection with such delay or failure. I acknowledge that the Agent, its employees and Direct Connect may receive a fee/benefit from a service provider in relation to the connection of a utility service. There is no charge for the Direct Connect service; normal service provider fees or bonds may apply.

Signatures of applicant	
-------------------------	--

Dated

PROPERTY MANAGER: **ANTHONY CARROLL** (ID number: 10241)
 APPLICATION FAXED TO **Direct Connect** – DATED:

G. APPLICANT HISTORY

What is your **current** address?

[Address field]
[POST CODE:]

How long have you lived at your current address?

Years [] Months []

Why are you leaving this address?

[Reason field]

Landlord / Agent details of this property

Name of Agent or Landlord & address
[]

Agent / Landlord Phone Number Weekly Rent Paid
Home: Work: \$
Fax: Mobile:

What was your **previous** residential address?

[Address field]

Name of Agent or Landlord & address
[] Reception Phone Number:

Agent / Landlord Phone Number Weekly Rent Paid
Home: Work: \$
Fax: Mobile:

Reason why you left this property? Was bond refunded in full? Yes /No
[] If no reason why?

How long did you live at your previous address?

Years [] Months []

H. CURRENT EMPLOYMENT HISTORY

Full company name Reception or Payroll Phone Number
[] []

What is the nature of your employment? (Please circle)
FULLTIME PARTTIME CASUAL SELF EMPLOYED
(must provide documents)

What is your current occupation
[]

Company Full Street Address? (No P.O. Box address)
[]

Length of employment? Net Weekly/Fortnightly/Monthly income?
[] Years [] Months \$

I. PREVIOUS EMPLOYMENT HISTORY

Occupation Length of employment
[] []

Full Company Name & Address
[] Phone Number:

K. EMERGENCY CONTACT

Please provide details of parents or a close relative

Surname Given Names
[] []

Relationship to you Home Number
[] []

Work Number Mobile Number
[] []

Full Address
[] Post Code:

L. PERSONAL REFERENCES (FILL OUT EVERY PHONE NUMBER) (EACH APPLICANT SHOULD HAVE DIFFERENT REFERENCES)

1. Surname Given Names
[] []
Relationship & length of relationship Home Number
[] []
Work Number Mobile Number
[] []

2. Surname Given Names
[] []
Relationship & length of relationship Home Number
[] []
Work Number Mobile Number
[] []

3. Surname Given Names
[] []
Relationship & length of relationship Home Number
[] []
Work Number Mobile Number
[] []

M. PLEASE PROVIDE A BUSINESS / WORK REFERENCE

Full name Company Name & position held
[] []
Office phone number Home Number Mobile number
[] [] []

N. IF SELF EMPLOYED, PLEASE PROVIDE FOLLOWING?

Full Company Name & type of business:
[] Type of business:
Business address, ABN number and all contact phone numbers:
[] Post Code: ABN Number:
All PhoneNumbers:

O. ANY OTHER COMMENTS FOR THE APPLICATION REQUIRED?

[Comments field]

DISCLAIMER/AUTHORITY

I, the said applicant, do solemnly and sincerely declare that the information contained in this application is true and correct and all the information was given of my own free will. I further authorise the letting agent "**Ray White Werrington County**" to contact and conduct and inquiries and or searches with regard to the information and references supplied in this application.

I, the said applicant do solemnly and sincerely declare that I am over 18 years of age and eligible to enter into this agreement.

I, the said applicant do solemnly and sincerely declare:-

1. I have inspected the property at _____.
2. I have of my own accord decided that I wish to rent the above mentioned property commencing ____/____/____ for a period of ____ Months.
3. I have been informed, understand and agree that the rental for the aforesaid property is to be \$ _____ per week and that this rental is within my means to support.
4. I have been informed, understand and agree that the rental for the said property is to be paid every _____ and is to be 2 (two) weeks in advance at all times.
5. I have been informed, understand and agree that the bond for the aforesaid property will be \$ _____ (4 weeks rent) and I further agree to undertake to pay the said bond on signing the tenancy agreement. I further authorise the letting agent to attend to all details regarding the lodgement of the said rental bond with the appropriate authority.
6. I have been informed, understand and agree that the acceptance of my application is subject to a satisfactory report being obtained from information supplied on the tenancy application submitted by me.
7. I have been informed, understand and agree that should there be a requirement to commence proceedings for recovery of rent, repairs and or damage to the aforesaid property during the term or at the expiration of the Tenancy Agreement all costs associated with these proceedings shall be able to be recovered from me.
8. I have been informed and understand that this property could be covered by the Landlord Insurance.
9. I have been informed, understand and agree that should this application not be accepted, the agent is not required or obligated to disclose why or supply any reason for the rejection of this application.
11. I agree to accept the rental payment system Ray White Werrington County has in place.

PRIVACY ACT ACKNOWLEDGEMENT

In accordance with the privacy act, I authorise Ray White, Werrington County to provide information and obtain information from all payroll, credit providers, agents and landlords and references named in this application. I understand this can include information about my credit worthiness, credit standing, credit history, credit capacity, property condition report history and residential tenancy tribunal orders history. I understand this information may be used to assess my application for this property or other properties for which I apply.

APPLICANT FULL NAME _____

APPLICANT SIGNATURE _____ **DATED** _____

(Office Use Only – Application Received)

Received By _____ Property Manager: Anthony Carroll

Date Received _____ Time Received _____

Ray White™

Werrington County