

Information for Potential Tenant—Please Read Carefully

Prior to any potential tenant viewing a property, this application must be completed and all potential tenants are required to complete the 'Rental History' section. Unfortunately we will be unable to process a potential tenants application without rental references.

All sections of the Application Form have to be completed with all relevant information, and rental references for each person wishing to reside in the property are essential for the application to be considered.

In order to ascertain if the rent is affordable for the potential tenant we require evidence of your ability to pay the rent. This can be in the form of a payslip, bank statement, or previous tenant history ledger.

All persons wishing to reside in the property need to produce sufficient identification to pass our 100 point check (on page 4).

The applicant understands that if the rental property they have been accepted for is currently tenanted or under construction/renovation, this application will be processed subject to the availability of the property on the due date, and no action shall be taken by the tenant (applicant) against the lessor or the agent should any circumstance arise whereby the property is not available for occupation on the due date.

Application Acceptance - Non Acceptance

Applications will be assessed in date of order of application received per property. It may be that an earlier applicant will be accepted prior to you viewing the property.

If your application is unsuccessful you will be notified via SMS. Please note that we are unable to give any reason for non acceptance. This is always a landlords decision.

Should your application be accepted you will be required to sign a Residential Tenancy Agreement. Payment of the bond plus two weeks rent in advance will be required at this time. These monies are to be paid either by cash, bank cheque, or EFT.

It is the tenants responsibility to arrange connection of electricity, telephone, and gas supplies to the property once an application is approved. If you require assistance with this, please indicate on the Direct Connect section of the Application Form.

Direct Connect is a FREE Utility Connection Service.



Professionals Murray Bridge

61 Bridge Street, Murray Bridge SA 5253

P - 08 8532 6666

F - 08 8532 6229

E - prosales@lm.net.au

W - www.murraybridgeprofessionals.com.au

10 Tips for Renters

1. If a property appeals to you contact the person/office handling the rental; you may review the property from the street only. **DO NOT APPROACH THE CURRENT TENANTS OR ENTER THE PROPERTY BOUNDARIES.**
2. 100 point identification check is required to be submitted with any application forthcoming. Have a list of verbal and written references available. If you have a pet consider asking your current landlord to provide a "pet reference".
3. Read the Tenancy/Lease agreement and the Residential Tenancies act very closely. Ask For explanations of any clauses in the agreement or Act that you don't understand.
4. Be aware that early termination of Tenancy/Lease agreements will often incur costs to the Tenant for re-advertising the property and the tenants must continue to pay rent until new Tenants move in.
5. Rent is ALWAYS paid 2 weeks in advance. A Rental Bond is payable at the beginning of the tenancy, this is usually equal to 4 weeks rent. The Residential Tenancies Tribunal holds the bond for the period of the tenancy.
6. Property inspections are conducted on a regular basis, This is to identify any maintenance that needs to be done and ensure that the tenant is keeping a reasonable level of maintenance and cleanliness throughout the property. This includes the care of lawn and garden areas. Notification of these inspections is advised well in advance. Though it is not necessary, many tenants prefer to be present for all these inspections.
7. In many pets are **NOT** allowed in rental properties. If pets are found on the premises Notification will be issued asking for the pet(s) to be removed within 15 days. If this is not complied with, legal proceedings will be commenced with the Residential Tenancy Tribunal.
8. Water **IS** payable by the Tenant/Lessee. The property owner pays for the supply charge, rates and sewage service only. **ALL WATER USED BY THE TENANT IS PAID FOR BY THE TENANT.**
9. From time to time repairs and maintenance will have to be completed on the property. Tenants are required to give access to trades people to conduct these repairs or maintenance. Notification of the time of that access is required is advised as far in advance as possible. Emergency repairs advised by the tenant are dealt with as a priority.
10. Tenants should have their own contents insurance to cover their personal belongings. The property owners insurance **DOES NOT** cover the tenant's personal property.

Residential Tenancy Application

For your application to be processed you must answer all questions (including the attached pages)

Professionals – Murray Bridge rla 197827

61 Bridge Street, Murray Bridge SA 5253
Ph: (08) 8532 6666 Fax (08) 8532 6229
email: prosales@lm.net.au



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

Lease commencement date?

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Lease Term?

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

How many people will normally occupy the property?

Adults	Children
<input type="text"/>	<input type="text"/>

APPLICANT 1

1. Please give us your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

APPLICANT 2

1. Please give us your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

UTILITY CONNECTION- This is a FREE service that connects all your utilities



MAKES MOVING EASY

Please tick utilities as required:

☐ Electricity ☐ Mains Gas ☐ Phone ☐ Internet ☐ Pay TV ☐ Insurance ☐ Removalist ☐ Cleaning Service

Once we have received this application we will call you to confirm your details.

PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F: 1300 664 185. www.directconnect.com.au

Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this Application to confirm the information on this Application and explain the details of the services offered. Direct Connect is a utility one stop connection service.

DECLARATION AND EXECUTION: By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue for a period of 1 year from the date of our/my execution of this application/until 28 days after we/I disconnect the last of the services in respect of which this application is made; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect 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 the services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection, disconnection or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services.

By signing this application form, I warrant that I am authorised to make this application and to provide the consents, acknowledgements, authorisations and other undertakings set out in this application form on behalf of all applicants listed in this application form.

Signature of applicant 1: _____

Date:...../...../.....

Application sent to Direct Connect (if required) ☐

Signature of applicant 2: _____

Date:...../...../.....

Property Manager: _____

Electricity meter number if known _____

APPLICANT 1**2. How long have you lived at your current address?**

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

Name of landlord or agent (Please tell us about this rented property)

Landlord/agent's phone no.

Weekly rent paid

\$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property

Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

How long did you live at this address?

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

Why did you leave this address?

4. Please provide your employment details

What is your occupation?

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

Employer's address

Contact name

Phone no.

Length of employment

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

Weekly income

\$

5. Next of kin details (not residing with you)

Surname

Given name/s

Home no.

Work/mobile

Relationship to you

6. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname

Given name/s

Home no.

Work/mobile

Relationship to you

2. Surname

Given name/s

Home no.

Work/mobile

Relationship to you

APPLICANT 2**2. How long have you lived at your current address?**

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

Name of landlord or agent (Please tell us about this rented property)

Landlord/agent's phone no.

Weekly rent paid

\$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property

Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

How long did you live at this address?

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

Why did you leave this address?

4. Please provide your employment details

What is your occupation?

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

Employer's address

Contact name

Phone no.

Length of employment

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

Weekly income

\$

5. Next of kin details (not residing with you)

Surname

Given name/s

Home no.

Work/mobile

Relationship to you

6. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname

Given name/s

Home no.

Work/mobile

Relationship to you

2. Surname

Given name/s

Home no.

Work/mobile

Relationship to you

7. Full names and ages of all OTHER persons who will reside at the property

Names	Ages	Names	Ages
1.		2.	
3.		4.	

8. Please provide details of any pets

Breed/type	council registration number
1.	
2.	
3.	

9. Registration, make & model of all vehicles permanently kept at the property

1.	2.
3.	4.

10. THESE PREMISES ARE SMOKE FREE INSIDE.

11. Payment details

Please indicate how you propose to pay your bond:

Own funds ☐ Borrowed funds ☐ SA Housing Trust ☐

Please indicate how you propose to pay your initial rent

Own funds ☐ Borrowed funds ☐ SA Housing Trust ☐

Please provide us with 100 Points of Identification

Drivers Licence (70 points)

Passport (70 points)

Proof of Age Card (50 points)

Student ID Card (50 points)

Copy of Mobile Phone Account (20 points)

Copy of Medicare Card (20 points)

Concession/Pension Card (10 points)

Copy of gas/Water/Electricity Account (30 each)

HOW DID YOU FIND OUT ABOUT THIS PROPERTY?

☐ The Advertiser ☐ The Internet ☐ Board ☐ Messenger ☐ Counter List ☐ Relocation Company ☐ Referral ☐ Other

Property rental

\$ Per week OR \$ per month

First payment of rent two weeks in advance

\$

Rental bond 4 / (6 weeks if rent more than \$250 per week)

\$

Sub total (payable before possession of property)

\$

Payment Method:

☐

Direct or Internet Banking

☐

Bpay

DECLARATION

The applicant acknowledges:

1. that the landlords insurance will not cover the tenant's contents and it is advised that the tenant should obtain contents and public liability insurance.
2. that the terms and conditions were available at the time of applying as these form part of the tenancy agreement and the tenant agrees with these terms and conditions.

2.8 Applicant to pay all costs associated with Telephone/Internet Connection

The Applicant agrees to pay all costs associated with any telephone/internet connection and usage to the property, regardless of outlet provision.

2.9 Applicant to pay all costs associated with TV Antennae

The Applicant agrees to pay all costs associated with supply, installation or rectifying any television antennae to the premises

3. that upon being advised of approval of this application by the agent a legal tenancy agreement is created and if the tenant(s) choose not to proceed, the agent will begin procedures to relet the property and MAY choose to recover costs incurred from the reletting as set down by the Residential Tenancies Act 1995.

4. That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property as per SA Water calculations. Costs to be calculated on a daily basis.

5. Please Note: Our tenancy agreements contain a special clause stating:. NO SMOKING INSIDE THE PREMISES

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;

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)

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.

Signature of applicant 1 _____ Date...../...../..... Signature of applicant 2 _____ Date...../...../.....

Property Manager name: _____