

SPECTRUM RENTAL APPLICATION

SPECTRUM
ESTATE AGENTS

ADDRESS APPLYING FOR: _____

RENT OFFER: \$ _____ per week LEASE TERM: _____ START DATE: _____

PERSONAL INFORMATION

FULL NAME: _____ D.O.B: _____

E-MAIL: _____ PHONE: _____

ID/DRIVERS LICENCE/PASSPORT NUMBER: _____

WILL ANYONE ELSE BE LIVING AT THE PROEPRTY? (NAMES AND AGES): _____

NOTE: IF YOU ARE APPLYING WITH ANOTHER PERSON OVER 18YRS OF AGE, THEY MUST SUBMIT THEIR OWN APPLICATION FORM AS WELL.

DO YOU HAVE PETS? ☐ NO ☐ YES: _____
(We love pets, so feel free to include their name/s and photograph!)

ADDITIONAL EVIDENCE SUPPLIED WITH THIS APPLICATION: ☐ PHOTO ID (Drivers licence / passport / proof of age card) ☐ PROOF OF INCOME: (payslips / notice of assessment / Centrelink statement / bank statements)

CURRENT LIVING ARRANGEMENTS

CURRENT ADDRESS: _____

HOW LONG HAVE YOU LIVED HERE? _____ DO YOU OWN OR RENT? ☐ RENT ☐ OWN
(IF YOU OWN THIS PROPERTY, PLEASE MOVE ONTO THE NEXT SECTION.)

CURRENT PROPERTY MANAGER & AGENCY? _____

THEIR EMAIL: _____ THEIR PHONE: _____

RENT PAID: \$ _____ (PLEASE SUPPLY A COPY OF YOUR RENTAL LEDGER IF YOU HAVE ONE)

PREVIOUS LIVING ARRANGEMENTS

PREVIOUS ADDRESS: _____

HOW LONG DID YOU LIVE THERE? _____ DID YOU OWN OR RENT? ☐ RENT ☐ OWN
(IF YOU OWNED THIS PROPERTY, PLEASE MOVE ONTO THE NEXT SECTION.)

WHO WAS YOUR PROPERTY MANAGER & AGENCY? _____

THEIR EMAIL: _____ THEIR PHONE: _____

RENT PAID: \$ _____ (PLEASE SUPPLY A COPY OF YOUR RENTAL LEDGER IF YOU HAVE ONE)

WAS YOUR BOND REFUNDED IN FULL? ☐ YES ☐ NO – REASON: _____

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EMPLOYMENT & PROOF OF AFFORDABILITY

WHAT IS YOUR CURRENT SITUATION? - ☐ EMPLOYED ☐ SELF EMPLOYED ☐ UNEMPLOYED

NAME OF COMPANY: _____

POSITION/ROLE: _____ LENGTH OF EMPLOYMENT: _____

TYPE: ☐ FULL TIME ☐ PART TIME/CASUAL – INFO: _____

ANNUAL SALARY PRE-TAX: \$ _____ TAKE-HOME PAY: \$ _____ /WK/FN/MTH

MANAGER/ACCOUNTANT NAME: _____

E-MAIL: _____ PHONE: _____

PLEASE NOTE: By including as much information as possible, this will assist in processing your rental application faster. (Such as Payslips, Centrelink Statements, Proof of savings, etc.)

EMERGENCY CONTACT

PLEASE SUPPLY DETAILS OF AN EMERGENCY CONTACT WHO WILL NOT BE LIVING WITH YOU

NAME: _____ RELATIONSHIP: _____

ADDRESS: _____

E-MAIL: _____ PHONE: _____

ADDITIONAL HISTORY AND INFORMATION

HAS YOUR TENANCY EVER BEEN TERMINATED BY AN AGENT OR LANDLORD? ☐ YES ☐ NO

HAVE YOU EVER BEEN REFUSED A PROPERTY BY AN AGENT OR LANDLORD? ☐ YES ☐ NO

ARE YOU IN DEBT TO ANOTHER LANDLORD OR AGENT? ☐ YES ☐ NO

HAVE ANY DEDUCTIONS EVER BEEN MADE FROM YOUR RENTAL BOND? ☐ YES ☐ NO

IS THERE ANY KNOWN REASON THAT WOULD AFFECT YOUR FUTURE RENT PAYMENTS? ☐ YES ☐ NO

DO YOU HAVE ANY OTHER APPLICATIONS PENDING ON OTHER PROPERTIES? ☐ YES ☐ NO

IF YOU ANSWERED YES TO ANY OF THE ABOVE, PLEASE PROVIDE MORE DETAIL: _____

MOVING SERVICES – SPECTRUM CONNECT

Selecting the right utility provider can make your move easier and may save you money. Would you like a call closer to your moving date to help arrange connection to any of your household services? You'll get a phone call, email and assistance to compare and select a plan from available suppliers.

- | | | | | |
|--------------------------------------|---|-------------------------------------|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Gas | <input type="checkbox"/> Telephone | <input type="checkbox"/> Internet | <input type="checkbox"/> Bottled gas |
| <input type="checkbox"/> Pay TV | <input type="checkbox"/> Disconnections | <input type="checkbox"/> Removalist | <input type="checkbox"/> Vehicle hire | <input type="checkbox"/> Cleaning |

By choosing any of the services lists above with this application, you are providing your consent and authorisation to Spectrum Connect to arrange for the connection and/or disconnection of the nominated utility products or services as well as the purchase of the nominated product. In order to operate our business activities efficiently and to facilitate your request we may need to collect your personal information. By submitting this application, you are providing your consent and authorisation for Spectrum Connect to disclose and use your personal information in accordance with our privacy policy. By submitting this application, you declare that all of the information contained or disclosed in this application is true and correct. You further are confirming your understanding and agreement to our Privacy Policy and Terms and Conditions. You can view our Privacy Policy, Terms and Conditions and contactable information on our website.

(If Applicable) SIGNATURE: _____ DATE: _____

GENERAL LEASE TERMS

BOND AND INITIAL PAYMENTS:

On approval of an application, to commence the lease, bond equivalent to four weeks rent and the first two weeks rent in advance must be paid to the Agent. Bond payments can either be made to the agent or directly to the RTA. The first two weeks rent are to be paid within 24 hours of acceptance by direct transfer to Spectrum Trust Account, MasterCard/VISA Credit Card or Debit Card or AMEX/Diners using Rental Rewards or EasyBondPay. Keys will not be provided for the property until the lease agreement has been signed by all Tenants and the bond and first two weeks rent have been received by the Agent in full as cleared funds.

ON-GOING RENT PAYMENTS INCLUDING PAYMENT PROCESSING AND TIME FRAMES:

Spectrum Estate Agents prefer for tenants to set up recurring transactions to pay rent. This means there is less likelihood of missed or forgotten payments. Please note that due to bank processing time frames, payments may take up to 4 business days to reach us. Please factor this when you commence your payments.

DECLARATION:

I the Tenant, understand that by submitting this application I am accepting the property in its current condition unless negotiated otherwise. I accept that I have viewed the property and I agree the premises are reasonably clean and tidy and, in a condition that is suitable for me to occupy. I understand Spectrum Estate Agents preferred payment methods for rent and agree to them.

SIGNATURE: _____ DATE: _____

TERMS AND CONDITIONS, PRIVACY STATEMENT, COLLECTION NOTICE & DECLARATION

The information, personal or otherwise, provided by the you in this application or which is collected from other sources, is necessary for the agent to assess the risk in providing you with the tenancy, to identify the applicant's identity and to process, evaluate and manage the tenancy. The personal information collected about you in this application may be disclosed to other parties, including: Trades People, Financial Institutions, Government and Statutory bodies, Referees, Solicitors, Property Evaluators, Existing or potential clients of the agent, Rental Bond Authorities, Tenant Databases, Other Real Estate Agent, Other Third Parties as required by law, Collection Agents, Verification Services, Other Landlords, Body Corporates

Information already held on tenancy databases may also be disclosed to the Agent and/or landlord, the Agent may also disclose such information to the REIQ, NTD, TRA, TICA, RP DATA, BARCLAY MIS or DATAKATCH for the purpose of documenting all leasing data in the area for the benefit of its members as part of membership services and for others in the property related industries, so as to assist in continuing to provide the best possible service to their clients. In providing this information, you agree to its use, unless you advise the Agent differently. The privacy policy of your State's Real Estate Institute can be viewed by logging on to www.reia.asn.com.au and selecting your QLD.

I acknowledge that this is an application to lease the property for which I am applying and that my application is subject to the owner's approval and the availability of the premises on the due date. No action will be taken against the landlord or agent should the premises not be ready for occupation on the due date or if my application is unsuccessful.

- I acknowledge that the processing period for my application could be up to 2 working days and in some circumstances longer.
- I acknowledge that the landlord and landlord's agent will rely on the truth of my answers in assessing the application for tenancy
- I hereby offer to rent the property from the owner under a lease to be prepared by the Agent pursuant to the Residential Tenancies Act.
- I acknowledge that I will be required to pay rent and a rental bond subject to the conditions of the Agent
- I acknowledge that an inquiry, independent or otherwise, may be made on all applicants applying for this property, to verify the validity of the personal details that have been supplied and to check my credit worthiness. If I default under a rental agreement, the Agent may disclose details of any such default to any person whom the Agent reasonably considers has an interest receiving such information.
- I have been given the opportunity to view a copy of the standard terms and conditions that would be included in a lease, should my application be successful
- I declare that all information contained in this application is true and correct and given of my own free will and can be based as fact.
- I acknowledge that the agent in question cannot confirm that any phone/internet lines to the property are operable or able to be reconnected, and that it is my responsibility to check with providers before proceeding with the tenancy to confirm as such.
- I acknowledge that I have read, understood and agree with the General Lease Terms, Tenancy Privacy Statement / Collection Notice & Tenant Declaration

SIGNATURE: _____ **DATE:** _____