

Tenancy Application Form

Laing+Simmons Regents Park & Berala
87 Amy Street
REGENTS PARK NSW 2143

0457 266 260
ben.arrowsmith@lsre.com.au
lsre.com.au/regentspark

Laing+Simmons
Regents Park • Berala

APPLICATION CHECKLIST

Thank you for applying for an NSW Real Estate rental property. Please complete this application thoroughly and ensure that all contact numbers are correct.

Checklist: The following is required for the processing of your application

- ☒ **Please tick**
- I have attached non-returnable copies of the documentation required for the 100 Point Check (Section H)
- ☐ A) Proof of Identity (Drivers Licence or Passport or Birth Certificate + Other Photo ID)
- ☐ B) Proof of Income (Last Pay Advice or Current Centrelink Statement or Current Bank Statement)
- ☐ C) Supporting Documentation (40 Points from:- Current Rental Ledger [40], Last 2 Rent Receipts [20], Two Written References [20], Current Electricity or Phone Account [10], Rates Notice [30])
- ☐ I have read and accept the terms and conditions (Section I)
- ☐ I have signed the application (Section I)

A. RENTAL PROPERTY DETAILS

1. **Address of the property that you would like to rent;**

If you have a second preference, the address of that property;

2. **Lease commencement date**
 Day Month Year

3. **Lease term**
 Months

How did you find out about this property?

Newspaper ☐ Internet ☐ Signboard ☐ Rental List ☐
Referral ☐ Window ☐ Other ☐

B. PERSONAL DETAILS

4. **Please give us your details**

Mr. ☐ Ms. ☐ Miss ☐ Mrs. ☐ Other ☐

Surname Given name/s

Date of Birth

Driver's license no. Driver's license state

Passport no. Passport country

Pension/Centrelink no. (If applicable) Type of Payment (if applicable)

5. **Please provide your contact details**

Home phone no. Mobile phone no.

Work phone no. Fax no.

Email address

6. **How many people will normally occupy the property?**

Adults Children
Age/s of Children (if applicable)

7. **Do you have any pets?**
☐ Yes ☐ No
If so, please provide details of pet/s (type/breed):

8. **Car Registration** **Year & Model**

C. APPLICANT HISTORY

9. **What is your current address?**

 Postcode

10. **How long have you lived at your current address?**
 Years Months

11. **Why are you leaving this address?**

12. **Agent/Landlord details of this property (if applicable)**

Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid
\$

13. **What was your previous residential address?**

 Postcode

14. **How long did you live at this address?**
 Years Months

15. **Agent/Landlord details of this property (if applicable)**

Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid
\$

Was bond refunded in full? If not, why not?

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D. EMPLOYMENT HISTORY

16. Please provide your employment details

What is your occupation?

Full Time Part Time Casual

--	--	--

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

--

Employer's address

--

Postcode

Contact name

Phone no.

--	--

Length of employment

Net weekly income

	Years		Months	\$
--	-------	--	--------	----

17. Please provide your previous employment details

Occupation

Full Time Part Time Casual

--	--	--

Employer's name:

--

Length of employment

Net weekly income

	Years		Months	\$
--	-------	--	--------	----

E. EMERGENCY CONTACTS

18. Please provide a contact in case of emergency.

Surname

Given name/s

--	--

Relationship to you

Home phone no.

--	--

Work phone no.

Mobile phone no.

--	--

Please note: We may contact this person to assist you, should your rent fall into arrears.

F. REFERENCES

19. Please provide two personal/business references (not related to you)

1. Surname

Given name/s

--

Relationship to you

Phone no.

--	--

2. Surname

Given name/s

--

Relationship to you

Phone no.

--	--

G. PAYMENT DETAILS

20. Property Rental \$ Per week

First payment of rent in advance of 2 weeks rent

\$

Rental bond equivalent to 4 weeks rent

\$

Sub Total

\$

Less: Optional Holding Deposit (see Section J)

\$

Amount payable on signing tenancy agreement
(Bank Cheque, Electronic Transfer [cleared funds only]
or Credit Card payments only).

\$

All cheques are to be made out to 'NSW Real Estate Coffs Harbour'. For security and insurance reasons NSW Real Estate has a cash free policy.

21. Rent Payment Methods:

I agree to pay my rent via one the following methods:

☐

Bank Cheque

☐

Automated Periodic Payment

(An automatic rent transfer from your financial institution or employer, or via your internet banking facility)

H. 100 POINT CHECK

22. Please provide non-returnable copies of the following documentation with your application.

- A minimum of 100 Check Points is required for each applicant.

- Points must be made up from each of sections A, B and C as shown.

Please Tick

☒

A) Proof of Identity (30 Points)

You must provide one of the following:

Drivers Licence

or

Passport

or

Birth Certificate + Photo ID

30 Points

☐

B) Proof of Income (30 Points)

You must provide at least one of the following:

Last Pay Advice

or

Current Centrelink Statement

or

Current Bank Statement

(must show sufficient funds to meet rental payments)

30 Points

☐

C) Supporting Documentation (40 Points)

You must provide at least 40 points of the following documentation:

Current Rental Ledger (from Agent)

40 Points

☐

Last 2 Rent Receipts

20 Points

☐

Two Written References

20 Points

☐

Recent Rates Notice

30 Points

☐

Vehicle Registration Papers

10 Points

☐

Current Electricity/Phone Account

10 Points

☐

Minimum of 40 Points Required

☐

TOTAL POINTS (A+B+C)
(Minimum of 100 Points Required)

☐

Please note: The points system has been designed to suit the majority of our applicants. If you are renting for the first time or have difficulty achieving 100 check points, please call us to discuss alternative checks that may be conducted.

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I. DECLARATION

I confirm the following:

1. I have inspected the property that I am applying for

☐ Yes ☐ No

2. During my inspection of this property I found it to be in a reasonably clean condition

☐ Yes ☐ No

3. If "No", I believe the following items should be attended to prior to the commencement of my tenancy. I acknowledge that these items are subject to the Landlord's approval.

TERMS & CONDITIONS

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. I acknowledge that I will be required to pay the amounts as specified in Section G.

I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application 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, the Agent may disclose details of any such default to tenancy default databases, and to agents/landlords of properties I may apply for in the future.

I understand that this agent is a member of TICA and NTD tenancy default databases and that the Agent may conduct a reference check with these organisations. I authorise this agent to provide any information about me to these databases for the purpose of conducting the checks and acknowledge that such information may be kept and recorded by these organizations.

I will not hold any of the Tenancy Default Database providers or the Agent accountable for the inaccurate keying in of information and therefore delivering an incorrect search as I understand faults can be made within this process due to human error. I understand that technical failure can cause errors and I do not hold the Agent or Tenancy Default Database providers responsible for same.

I acknowledge that if I default on my tenancy or rental obligations I may be listed with the above tenancy default databases until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent. I also understand that the Agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard.

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 organisations/tradespeople to contact me
(d) facilitate the sale of the property should it be placed on the market
(e) lodge/claim/transfer to/from the Residential Tenancies Bond Authority
(f) refer to Tribunals/Courts & Statutory Authorities (where applicable)
(g) refer to collection agents/lawyers (where applicable)

I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused.

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 may not provide me with the lease/tenancy of the premises. I am aware that I may access my personal information on the contact details above.

PRIVACY STATEMENT

The personal information you provide in this application or collected by us from other sources is necessary for us to verify your identity, to process and evaluate your application and to manage the tenancy. Personal information collected about you in this application and during the course of your tenancy, if your application is successful, may be disclosed for the purpose for which it was collected to other parties including the Landlord, referees, other agents and third party operators of tenancy reference databases. Information already held on these databases may also be disclosed to us and the Landlord. If you enter into a Residential Tenancy Agreement, and you fail to comply with your obligations under that Agreement, that fact and other relevant personal information collected during the course of your tenancy may also be disclosed to the Landlord, third party operators of tenancy reference databases and other agents. If you would like to access the personal information we hold about you, you may contact your Property Manager. You can also correct this information if it is inaccurate, incomplete or out of date. If the information required from you is not provided by you, we may not be able to process your application and manage your tenancy.

Applicants Signature

Date

X

Print Name

Agents Signature

Date

J. HOLDING DEPOSIT

I understand that should my application be successful, I am required to pay a Holding Deposit equivalent to 1 weeks rent within 24 hours of my application being approved.

Should I elect not to pay a Holding Deposit, I understand that the landlord will withdraw the offer to rent the property, and that it will continue to be marketed and offered to other prospective tenants.

HOLDING DEPOSIT

\$ One (1) weeks' rent

- (a) Once the Holding Deposit has been paid, the Landlord undertakes not enter into a residential tenancy agreement for the premises with any other person within 7 days of payment of the fee, unless the tenant notifies the landlord that the tenant no longer wishes to enter into the residential tenancy agreement.
- (b) The holding fee will be retained by the landlord if the tenant enters into the residential tenancy agreement, in which case it will be paid towards the first weeks rent.
- (c) The holding fee will also be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement. In this instance the entire holding fee will be retained by the landlord irrespective of when the tenant provides notice that they will not be entering the agreement.
- (d) Despite sections (b) and (c) the holding must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of a misrepresentation or failure to disclose a material fact by the landlord or landlord's agent.
- (e) The Holding Deposit will be banked into a Trust Account and any refund given will be by way of a Trust Account cheque.

K. UTILITIES CONNECTION

YourPorter

Telephone: 1300 400 600
Fax: 1300 326 468
www.yourporter.com.au

YourPorter is a FREE service connecting utilities and other services. If the Agent approves this application, YourPorter will be contacting you by phone, SMS, or email for the purposes of assisting you to connect your utilities within 24 hours of receiving this application for next business day connection.

- ☐ Electricity ☐ Telephone ☐ Pay TV
☐ Gas ☐ Internet ☐ Health Insurance
☐ Car Insurance ☐ Home Loans
☐ Life Insurance ☐ Home & Contents Insurance

DECLARATION AND ACCEPTANCE:

I/We consent to the disclosure of this application form (including any personal information contained in this form) to YourPorter Pty Ltd (ABN 36 252 576 050) for the purpose of allowing YourPorter and its service providers to contact me for the connection of services as offered by YourPorter.

I/We acknowledge that if I/We do not provide my/our personal information, YourPorter will not be able to provide these services to me/us. YourPorter will ensure that my/our personal information is collected, used, held and disclosed in accordance with the requirements of the Privacy Act 1988 (Cth).

I/We acknowledge that YourPorter may receive a benefit in relation to the connection of any of the services listed above. I/We consent to YourPorter contacting me by phone or SMS in relation to the connection of the services listed above. I/We acknowledge that this consent permits YourPorter to contact me even if the numbers listed on this application are listed on the Do Not Call Register. YourPorter will otherwise collect, hold, use and disclose personal information in accordance with their privacy policies, which are available at www.yourporter.com.au/general/privacy-policy/. YourPorter is a free service, but I/We acknowledge that standard connection fees may apply for services connected (in addition to the ongoing service fees).

I/We acknowledge that neither YourPorter nor the Agent accept any responsibility for any delay in or failure to arrange or provide for any connection of a service or for any loss, damage, cost or expense in connection with such delay or failure. By signing this application, I/We understand YourPorter is a value add product and that I/We are under no obligation to use YourPorter.

Signature

Date