



1. Agent Details

AR Property Management Pty. Ltd.
Unit 19
22 – 30 Wallace Avenue
Point Cook VIC 3030

2. Property Details

Address _____

Suburb _____ Post Code _____

How many people will occupy the property? _____

Adults _____ Children _____

Rental Offer _____

Lease Commencement Date _____

3. Applicant Details

Title _____ First Name _____

Last Name _____

Date of Birth _____

Home Ph. _____ Work Ph. _____

Mobile Ph. _____

Email Address _____

Drivers License No. _____

State of Issue _____ Expiry Date _____

Alternative ID (eg Passport) No. _____

Country of Issue _____

Current Address _____

Suburb _____ Post Code _____

4. Tenancy Collection Statement

The information on this form is being collected by AR Property Management Pty. Ltd. ("we"/"us"). It is a condition of application for a tenancy for any property managed by us, or in conjunction with other agents, that you consent to us collecting and using your personal information. We require this information so we can consider your application to rent a property.

We may provide this information and any or all information provided to us by any party to third parties including landlords, landlords' agents and solicitors and various government or statutory authorities in the interests of openness and transparency between all parties concerned. We may also contact personal and credit referees you nominate and exchange personal information according to normal commercial practice. You authorise us to conduct a tenant check with the National Tenancy Database ("ntd"). Your information will be listed on the ntd and may be made available to other users or the ntd in the future. You may contact the ntd directly to verify the accuracy of the information on the ntd and to request any amendments.

Your personal information will be added to our database and may be used for the secondary purposes of providing you with further information about properties and services marketed by us, and for marketing, planning and product development, research and other commercial purposes. AR Property Investments Pty. Ltd. will have access to this database and your information.

It is your responsibility to ensure information you provide to us is correct at all times. To access or make correction to your personal information in conjunction with property rentals, please contact our office.

To view our full Privacy Policy please visit our office or our website at www.arpropertymanagement.com.au

We can also provide you with the National Tenancy Database Privacy Policy should you require.

5. Declaration

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 rental in advance and a security deposit and that this application is subject to the approval of the owner. 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 details of my credit worthiness from the owner or Agent of my current or previous residence, my personal referees, any record, listing or database of defaults of tenants. Should my application be accepted by the owner I agree to enter into a Residential Tenancies Agreement pursuant to the Residential Tenancies Act 1997.

I acknowledge that I have read and understood ARPM's Privacy Statement.

Name _____ Date _____

Signature _____

AR Property Management Pty Ltd
Licensed Real Estate Agency

contact@arpropertymanagement.com.au

Head Office: 03 7018 3490

Fax: 03 7018 3493

ABN: 61 635 864 210

www.arpropertymanagement.com.au

19/22-30 Wallace Avenue

Point Cook, Victoria 3030

Postal Address: PO Box 6128

Point Cook, Victoria 3030



6. Applicant History

Current Address _____

Suburb _____ Post Code _____

How long have you lived at your current address? _____

_____ years _____ months

What is the reason you're leaving this address? _____

Landlord/Agent's details (if applicable) _____

Rent Paid _____ per week _____ per month

Previous Address _____

Suburb _____ Post Code _____

How long did you live at this address? _____

_____ years _____ months

What is the reason you left this address? _____

Landlord/Agent's details (if applicable) _____

Rent Paid _____ per week _____ per month

Have you ever been evicted by a Landlord or Agent? Y / N

Have you ever been refused another property? Y / N

Are you currently in debt to another Landlord or Agent? Y / N

7. Employment Details

Occupation _____

What is the nature of your employment? _____

(Full time/Part time/Casual) _____

Employer's Name _____

Employers Address _____

Suburb _____ Post Code _____

Phone No. _____

Contact Name _____

Length at current employment _____ years _____ months

Net Income \$ _____ per week or \$ _____ per month

Previous Occupation _____

Employer's Name _____

Employers Address _____

Suburb _____ Post Code _____

Phone No. _____

Contact Name _____

Length at employment _____ years _____ months

Net Income \$ _____ per week or \$ _____ per month

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8. Study Information (if applicable)

Name of Institution _____

Course being Studied _____

Enrolment No. _____

Campus Contact _____

9. Other Information

Car Registration _____

Please provide details of any pets _____

Type _____ Breed _____

Council Registration No. _____

Type _____ Breed _____

Council Registration No. _____

Type _____ Breed _____

Council Registration No. _____

10. Emergency Contacts

Please provide two personal/emergency contacts

Title _____ First Name _____

Last Name _____

Relationship to You _____

Contact No. _____

Title _____ First Name _____

Last Name _____

Relationship to You _____

Contact No. _____

11. How Did You Find Out About This Property?

12. ID Information

The following can be used to make up the 100 points of ID required.

Drivers License	70 Points
Passport	70 Points
Bank Statement	30 Points
Pay Slip	30 Points
Birth Certificate	30 Points
Rates/Utility Bill	30 Points
Student ID	20 Points

13. Office Use Only

Lease Start Date _____ / _____ / _____

Landlord's Name _____

Lease to be signed on _____

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Statement of Information for Rental Applicants

Residential Tenancies Act 1997 Section 29C

Residential Tenancies Regulations 2021 Regulation 14

A rental provider must include the information below in a residential rental agreement application form.

Information for rental applicants

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - association with someone who has these personal attributes.
3. These personal attributes are protected by law and extend to agreements under the Residential Tenancies Act 1997 (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the *Equal Opportunity Act 2010* (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
6. **Scenarios and examples of unlawful discrimination in applying for a property**
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
 - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
 - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.

- Refusing to provide accommodation because you have an assistance dog.

7. Scenarios and examples of unlawful discrimination when occupying or leaving a property

- Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
- Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
- Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

Getting help

8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call 1300 55 81 81.

Help or further information

For further information, visit the Renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call Consumer Affairs Victoria on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمات محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşmelerini isteyiniz.

Vietnamese Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በአንገሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኙዎት መጠየቅ።

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.