



EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary	of what will happen if Yo	и ар	ply to enter into	a Resid	ential Tenancy A	Agreement with the Lessor
Your action i	if You wish to apply for the	1.	Complete this App	olication.		
Residential [*]	Tenancy Agreement:	2.			he Property Manager le Property Manager.	together with any Option Fee
Lessor's acti Your Applica	on if You do not succeed with ation:	3.	If You are not the Fee will be refund	successfu ed to You	l applicant and have within 7 days of the (paid an Option Fee, the Option decision.
Lessor's acti Application:	on if You succeed with Your	4.	Residential Tenan	icy Agreen	olicant, the Lessor wi nent for the Premises sidential Tenancy Ag	ll provide You with a proposed s which will grant You the reement.
	ill then need to do if You are ful Applicant:	5. 6.	requirements for t in Part C of the do document, a bindi and the Lessor. In no need for the Le Residential Tenan If any of the event	the creation cument, a mg Reside the case construction for Property Agreements mention	n of the Residential nd the Lessor (or the ntial Teanancy Agree of where an Option For to see to exist.	comply with all the stipulated Tenancy Agreement set out Property Manager) sign the Ement will exist between You see has been paid there will be ign the document for a binding s Summary above do not occur use 18 of Part B of this
FOR:	Premises Address:					
Address 1						
Address 2						
Suburb					State	Postcode
FROM:	Proposed Tenants' Names:					
	Given Name(s)				Family Name	
Tenant 1						
Tenant 2						
Tenant 3						
Tenant 4						
TO:	The Property Manager:					
Agency Name	Think Pink Realty					
Address	Shop 12A, Archer Street, Car	lisle,	WA, 6101			
Telephone	93624489			Facsimile	9355 5666	
F-mail	rentals@thinkpinkrealty.com.a	ลน		ı		





PART A (TO BE COMPLETED BY PROPERTY MANAGER)

	_				
1.		mises			
		lress 1			
		lress 2			
	Sub	urb		State Postcode	
2.	Ren	it	\$		per week
3.	Opti	ion Fee (i	f applicable) \$ 50	.00	
4.				nt, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following	
	REC	QUIRED	MONEY		
	(a)	Securit	cy bond of	\$	
	(b)	Pet bo	nd (if applicable)	\$	
	(c)	First tv	vo weeks rent	\$	
	(d)	Less O	ption Fee (if paid)	\$	
	(e)	Total		\$	
	(-)				





PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

	INFORMATION FROM "YOU" (the proposed tenant or tenants)
	TENANCY DETAILS
5.	You require the tenancy for a period of months from to
6.	At a rent of \$ per week
7.	Total number of persons to occupy the Premises Adults Children Ages
8.	Pets - Type of Pet Breed Reg. No. Age
0.	Type of Pet Breed Reg. No. Age
9.	Do you intend on applying for a residential tenancy bond from a State Government Department?
	If Yes, \$ Branch:
10.	Bank account details for refund of Option Fee (if applicable)
10.	Bank: BSB:
	Account No.: Account Name:
11.	Any Special Conditions requested by You:
12.	NOTE: The Lessor is not obliged to accept any of the Your Special Conditions. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy Email (optional): Fax (optional): Postal address (required): PO Box Town/City Postcode
	Address 1
13.	Address 2 You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14.	You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15.	By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16.	If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17.	If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.





- 18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:
 - (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
 - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
 - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
 - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
 - (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

20. DEFINITIONS

- (a) "Act" means the Residential Tenancies Act 1987 including any amendments.
 - "Application" means this Application to enter into a Residential Tenancy Agreement.
 - "Business Day" means any day except a Sunday or public holiday in Western Australia.
 - "**Lessor**" means the person/entity with the authority to lease the Premises.

"**Option Fee**" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:

- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.

"**Premises**" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.

"Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.

"Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.

"You" or "Your" means the person or persons making the Application to Lease the Premises.

- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.
- 21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law) and debt collectors, other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

	Given Name(s)	Family Name	
Tenant 1			
Tenant 2			
Tenant 3			
Tenant 4			
Signature:			





NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

- It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
- 2.

The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows: (a) Address: PD Box 120, Concord NSW 2137 (ii) Telephone: 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones) (iii) Facsimile: (02) 9743 4844 (iv) Website: www.tica.com.au. (b) National Tenancy Database (strike out if inapplicable) (i) Address: GPD Box 13294, George Street 120, Brisbane QLD 4003 (ii) Telephone: 1300 558 825 (iii) Facsimile: (07) 3009 0619 (iv) Email: info@ntd.net.au (v) Website: www.ntd.net.au (c) Other Databases (if applicable) (ii) Name: (iii) Address: (iii) Telephone: (iv) Facsimile: (v) Email: (vi) Website: The applicant may obtain information from the database operator in the following manner: (a) as to TICA: (b) Postal and fax application forms can be downloaded from www.tica.com.au . Information regarding application fees can be found on the application form. (b) as to the National Tenancy Database: (i) A request for rental history file can be downloaded from www.ntd.net.au . A link to the form can be found under the tab "For Tenants". (ii) A request for rental history may be submitted by post, fax or email.	(a) Address: PO Box 120, Concord NSW 2137 (ii) Telephone: 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones) (iii) Facsimile: (02) 9743 4844 (iv) Website: www.tica.com.au (b) National Tenancy Database (strike out if inapplicable) (ii) Telephone: 300 563 826 (iii) Facsimile: (07) 3009 0619 (iv) Email: info@ntd.net.au (v) Website: www.ntd.net.au (c) Other Databases (if applicable) (ii) Name: (iii) Address: (iii) Telephone: (iv) Facsimile: (v) Facsimile: (v) Email: (v) Website: The applicant may obtain information from the database operator in the following manner: (a) as to TICA: (b) Postal and fax application forms can be downloaded from www.tica.com.au . Information regarding application fees can be found on the applicant form: (b) as to the National Tenancy Database; (ii) A request for rental history may be submitted by post, fax or email. (c) A request for rental history may be submitted by post, fax or email.	agree	ame of e ment sh	ach residential ould be entered	l tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy d into with a person are set out below:
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(ii) A request for rental history may be submitted by post, fax or email. (c) as to	(ii) A request for rental history may be submitted by post, fax or email. (c) as to (i)	(b)			·
(c) as to	(c) as to (i) (i)		.,		,
	(i)		(ii)	A request for	rental history may be submitted by post, fax or email.
(i)		(c)	as to		
	E: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.		(i)		
	E: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.				
	:: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.				







YOUR	(First Person's)	PARTICU	LARS							
Given Na	me(s)					Family Name				
Address 1	ı									
Address 2	2									
Suburb							State		Postcode	
Phone No	Work			Mobile			Home			
Email							Gende	er		
Date of B	irth	Place of B	irth	Fa	amily Nam	e at Birth			Australian Citizen	Yes No
DOCUM	IENTS TO CONFI	RM YOUR II	DENTITY							
Drivers Li	cence No	2	State of Issue	Passport	No		Сс	untry of I	Issue	
Medicare	Card No			Ref No		Colour	Ex	piry Date	!	
Other ID		1								
Vehicle T	ype & Registration No									
Anything	else to support Your	Application								
Smoker	Yes No									
	References a) NAI	ME					TELEP	IONE		
reisuliai	b) NAI						TELEPI	_		
	•	L					TEELT	IONE		
(i)	Name of current les	sor or managin	ig agent to whom	rent is paid			Disease	- N-		
	0 d d						Phon	e NO		
	Address				_					
	Rental Paid	\$		Period Rented I	From		To)		
	Reason for leaving									
(ii)	Previous address of	Applicant								
	Name of previous le		ing agent to whon	n rent was paid						
							Phon	e No		
	Address									
	Rental Paid	\$		Period Rented I	From		To)		
	Reason for leaving				Į.					
(iii)	Occupation					(Note: Your	Employer ma	be conta	acted to verify employ	ment)
	Employer						Phon	1		
	Period of Employme	ent					Wage	\$		
	If less than 12 mont		address of previou	s employer						
			· · · · · · · · · · · · · · · · · · ·	. ,						
	Explanation if no en	nployment:								
(iv)	Next of Kin (Note: T	hese people m	ay be contacted to	verify particulars)				-		
	First Next of Kin	NAME					TELEP	IONE		
		ADDRESS								
	Second Next of Kin	NAME					TELEPI	IONE		
		ADDRESS								
	Emergency Contact	(name and add	tress and telephor	ne) [Note: These peo	nle may b	contacted to verify	/ narticulars 1			
	First Contact	NAME NAME	a.e.ss and telephor	.e, [Note: Mese peo	Pic iliay Di	z contacted to verify	TELEPI	IONE		
	. H.St Contact	ADDRESS					ILLEFT			
	Cocond Cantart							IONE		
	Second Contact	NAME					TELEPI	IUNE		
		ADDRESS								







YUUR	(Second Pers	on's) PAR	TICULARS								
Given Nar	ne(s)					Famil	y Name				
Address 1											
Address 2									_		
Suburb								State	!	Postcode	
Phone No	Work			Mobile				Home	2		
Email								Gend	er		
Date of Bi	rth	Place o	f Birth		Family Na	me at Bir	rth		,	Australian Citizen Yes	No
	ENTS TO CON	FIRM YOUR									
Drivers Lic	cence No		State of Issue		Passport No				ountry of I		
Medicare	Card No			F	Ref No	Colou	ır	Ex	piry Date		
Other ID											
	pe & Registration										
Anything	else to support Yo	ur Application									
Smoker	Yes No										
Personal F	References a)	NAME						TELEP	HONE		
	b)	NAME						TELEP	HONE		
(i)	Name of current I	lessor or mana	ging agent to whom i	rent is paid							
**			<u> </u>					Phor	ie No		
	Address								1		
	Rental Paid	\$		Period	Rented From			T	Ö		
	Reason for leavin	g							1		
											_
(ii)	Previous address	of Applicant									
	Name of previous	lessor or man	aging agent to whom	n rent was pa	nid						_
								Phor	ie No		
	Address										
	Rental Paid	\$		Period	Rented From			T	Ö		
	Reason for leavin	g									
(iii)	Occupation						(Note: Your Emp	ployer ma	y be conta	acted to verify employment	t)
	Employer							Phor	e No		
	Period of Employ	ment						Wag	e \$		
	If less than 12 mo	nths, name an	d address of previous	s employer							_
	Explanation if no	employment:									
(iv)	Next of Kin (Note	: These people	may be contacted to	verify partic	ulars)						
	First Next of Kin	NAME						TELEP	HONE		
		ADDRESS							<u> </u>		Ī
	Second Next of K							TELEP	HOME		_
	Second Mexicol K							TELEP	HUINE		
		ADDRESS									
		ict (name and	address and telephon	ne) [Note: T	hese people may	/ be conta	cted to verify part	ticulars.]			_
	First Contact	NAME						TELEP	HONE		4
		ADDRESS									
	Second Contact	NAME						TELEP	HONE		
		ADDRESS							-		







YOUR	(Third Person's) PARTICULAR	S						
Given Nar	ne(s)				Family Name				
Address 1					1				
Address 2									
Suburb						State		Postcode	
Phone No	Work			Mobile		Home			
Email						Gende			
Date of Bi	rth	Place of Birth		Family Na	me at Birth		_	ıstralian Citizen Ye	s No
				,					
росим	ENTS TO CONFIR	RM YOUR IDENT	ITY						
Drivers Li	cence No	State of	Issue	Passport No		Cou	ntry of Iss	ue	
Medicare	Card No			Ref No	Colour		iry Date		
Other ID						'	,		
	/pe & Registration No								
	else to support Your A	l .							
,,5	cise to support rour,	.pp.icacion							
Smoker	Yes No								
Personal F	References a) NAM	IE .				TELEPH	ONE		
	b) NAM	1E				TELEPH	ONE		
(i)	Name of current less	or or managing agen	t to whom rent	is naid			<u> </u>		
(1)	Name of carrent less	ior or managing agen	t to Whom Tent	15 para		Phone	No		
	Address								
	Rental Paid	\$		Period Rented From		To			
	Reason for leaving	7		Tellou Keilteu From		10			
	Keason for leaving								
(ii)	Previous address of	Applicant							
	Name of previous les	ssor or managing age	nt to whom ren	t was paid					
	,			·		Phone	No		
	Address					<u>'</u>			
	Rental Paid	\$		Period Rented From		To			
	Reason for leaving						<u> </u>		
/:::\	Ossumation				(Nata Va	Casals	h + +	and the consider amount of the	
(iii)	Occupation				(Note: Yo		T T	ed to verify employme	ent)
	Employer					Phone	 		
	Period of Employme	•				Wage	\$		
	If less than 12 month	is, name and address	of previous em	ployer					
	Explanation if no em	ployment:							
(iv)	Next of Kin (Note: Th	nese people may be c	ontacted to veri	fy particulars)					
	First Next of Kin	NAME				TELEPH	ONE		
	THIS ETTERE OF THE	ADDRESS							
	Second Next of Kin	NAME				TELEPH	ONE		
		ADDRESS							
	Emergency Contact	name and address ar	nd telephone)	[Note: These people may	be contacted to veri	fy particulars.]			
	First Contact	NAME				TELEPH	ONE		
		ADDRESS							
	Second Contact	NAME				TELEPH	ONE		$\bar{\exists}$
		ADDRESS					<u> </u>		
		- =							







Address 2 Suburb Nome No Work Mabile Home Email Pace of Birth Pace o	YOUR	(Fourth Person	s) PARTICUL	ARS						
Side to State Postocie	Given Nar	ne(s)				Family Name				
Schelber State Pesticode	Address 1					,				
Provided	Address 2									
Provided	Suburb						State		Postcode	
Email Part of High	Phone No	Work			Mobile		Home			
Doct of Birth Place of Birth Family Name at Birth Australian (Filtern Yes No. DOCUMENTS TO CONFIRM YOUR IDENTITY Drivers I Identic No.										
DOCUMENTS TO CONFIRM YOUR IDENTITY Drivers Literion No State of Issue State of Issue Personal Country of Issue Medicare Card No Ret No Colour Spring Date Colour Date Colour Spring Date Colour Spring Date Colour Date Colour Spring Date Colour Date Colo		rth	Place of Birth		Family Na	me at Birth			ustralian Citizen Ye	es No
Drivers Licence No State of Issue Passport No Color Espiry Date Ref No Color Color Capity Date										
Medicare Card No	DOCUM	ENTS TO CONFIF	RM YOUR IDEN	ITITY						
Medicare Card No	Drivers Li	cence No	State	of Issue	Passport No		Cou	intry of Iss	sue	
Cher ID Vehicle Type Registration No Anything else to support Your Application Smoker Yes No Personal References Note TELEPHONE	Medicare	Card No				Colour				
Amything else to support Your Application Smoker Ves	Other ID						'	,		
Amything else to support Your Application Smoker Ves		pe & Registration No								
Smoker Yes No Personal References al MAME TILLIPHONE T			Application							
Personal Reference. a) NAME TELEPHONE (I) Name of current lessor or managing agent to whom rent is paid Address Rental Paid S Period Rented From To Reason for leaving (II) Previous address of Applicant Name of previous lessor or managing agent to whom rent was paid Address Rental Paid S Period Rented From To Address Rental Paid S Period Rented From To Address Rental Paid S Period Rented From To Reason for leaving (III) Occupation Note: Your Employer may be contacted to verify employment) Employer Period of Employment Wage S If less than 12 months, name and address of previous employer Explanation if no employment: (IV) Next of Kin (Note: These people may be contacted to verify particulars) First Next of Kin NAME TELEPHONE Emergency Contact (name and address and telephone) (Note: These people may be contacted to verify particulars) First Contact NAME TELEPHONE Second Contact NAME TELEPHONE FIRST Contact NAME TELEPHONE FIRST Contact NAME TELEPHONE TELEPHONE TELEPHONE TELEPHONE	7- 3									
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Address Rental Paid \$ Period Rented From To Reason for leaving Previous address of Applicant Name of previous lessor or managing agent to whom rent was paid Phone No Address Rental Paid \$ Period Rented From To Reason for leaving Address Rental Paid \$ Period Rented From To Reason for leaving (iii) Occupation Employer Priod of Employment Hi less than 12 months, name and address of previous employer Explanation if no employment: (iv) Next of Kin (Note: These people may be contacted to verify particulars) First Next of Kin MAME ADDRESS Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars] First Contact NAME ADDRESS Second Contact NAME TELEPHONE	(.)	Traine or earrene less	0. 0		.5 paid		Phone	No		
Rental Paid \$ Period Rented From To Reason for leaving Previous address of Applicant Name of previous lessor or managing agent to whom rent was paid Phone No Address Rental Paid \$ Period Rented From To Reason for leaving Wage S Period Rented From No Note: Your Employer may be contacted to verify employment) Employer Phone No Period of Employment Notes that 12 months, name and address of previous employer Explanation if no employment: Explanation if no employmen		Address						I		
Reason for leaving Previous address of Applicant			5		Period Rented From		To			
Previous address of Applicant Name of previous lessor or managing agent to whom rent was paid Phone No Address Rental Paid S Period Rented From To Reason for leaving Phone No P										
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RENTAL APPLICATION REQUIREMENTS

- ALL APPLICATIONS MUST PAY AN OPTION FEE of \$50 into the THINK PINK REALTY TRUST ACCOUNT
- ALL APPLICATIONS MUST BE LODGED IN PERSON AT THE OFFICE (12A Archer Street, Carlisle, WA, 6101) or VIA 1FORM ONLINE
- EACH APPLICANT INTENDING ON APPLYING TO LIVE AT THE PREMISES 18YRS AND OLDER MUST FILL OUT A LEASE AGREEMENT AND MUST ACHIEVE A MINIMUM OF 100 ID CHECKPOINTS (ID CAN/WILL BE PHOTOCOPIED AT OUR OFFICE)
- EACH APPLICANT MUST SUBMIT PROOF OF INCOME (PAYSLIP/BANK STATEMENT SHOWING EMPLOYER CONTRIBUTIONS)
 IF YOU OWN YOUR OWN BUSINESS, YOU MUST PROVIDE PROOF OF COMPANY DETAILS/ABN & INCOME/TAX STATEMENT

OPTION FEE:

- If successful, the \$50 application fee will count towards the first week of rent. If unsuccessful, the \$50 application fee will be returned to you. If you withdraw your application, the \$50 will be given to the owner to cover the cost of database searches.

CONDITION OF ACCEPTANCE:

By completing your application you agree to accept the property as inspected with no alterations or additions, unless previously agreed to by all parties in writing.

FALSE INFORMATION:

- If any false information is provided by an applicant, the application will be immediately rejected.

100 POINTS OF IDENTIFICATION CAN BE MADE UP BY:

ID PRIMARY DOCUMENT **POINTS** 70 Full Australian Birth Certificate Australian Citizenship Certificate 70 Australian Passport 70 (Current or expired within last 2 years) International Passport ID SECONDARY DOCUMENT **POINTS** 40 (1st item) / 25 (2nd item) Australian Photo Drivers Licence Australian Photo Firearms Licence Centrelink or Social Security Card Tertiary Education Institution Photo ID 40 (1st item) / 25 (2nd item) Australian Learners Permit Department of Veterans Affairs Card 40 (1st item) / 25 (2nd item) 25 Medicare Card Utilities Bill (power/phone/water/gas) 25 25 Debit or Credit Card Council or Shire Rates Notice 25 Property Lease or Rental Agreement 25

By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.								
Your Signature (First Person)		Date						
Your Signature (Second Person)		Date						
Your Signature (Third Person)		Date						
Your Signature (Fourth Person)		Date						

FORM 1AC - Residential Tenancies Act 1987 - Section 27B

REIVA APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA (INC.) FOR USE BY REMA MEMBERS DO DO DO DE A2311E

INFORMATION FOR TENANT

WHAT YOU MUST KNOW ABOUT YOUR TENANCY

At the start of your tenancy you must be given the following by the lessor or the property manager of the premises:

- · a copy of this information statement
- a copy of your residential tenancy agreement
- 2 copies of the property condition report (must be received within 7 days after you have entered into occupation of the premises)
- a bond lodgment form for you to sign (if you are paying a security bond), so that it can be lodged with the Bond Administrator
- · keys to your new home.

UPFRONT COSTS

You are not required to pay:

- more than 2 weeks rent in advance (see "ESSENTIALS FOR TENANTS" below for more information
- more than 4 weeks rent as a security bond (if the rent is less than \$1 200 per week)
- more than \$260 for a pet bond (if you are allowed to keep a pet on the premises)
- · any other amount.

ESSENTIALS FOR TENANTS

Follow these useful tips and pieces of information to help avoid problems while you are renting:

- If you have paid a security bond, you should receive a Record of Payment of Security Bond (record of payment) when the bond is lodged with the Bond Administrator at the Department of Commerce. If you do not receive the record of payment within 4 weeks of paying the bond, contact the Consumer Protection Advice Line on 1300 30 40 54 to make sure it has been lodged correctly. The record of payment will also advise you of your Rental Bond Reference Number.
- If you do not agree with the property condition report, mark your concerns on the report and return it to the lessor. The property condition report is an important piece of evidence. If you do not take the time to complete it accurately, money could be taken out of your bond to pay for damage that was already there when you moved in.
- If you paid an option fee, it should be applied to your rent or returned to you.
- The lessor cannot require you to pay more than 2 weeks rent in advance at any time during the tenancy agreement. However, at any time during the tenancy agreement, you can choose to pay more.
- Never stop paying your rent, even if the lessor is not complying with their side of the agreement (e.g. by failing to do repairs) you could end up being evicted if you stop paying rent.
- You must not stop paying rent with the intention that the lessor will take the rent from the security bond.
- You or the lessor will need to give notice in writing before ending the tenancy agreement (see "ENDING THE RESIDENTIAL TENANCY AGREEMENT" in your residential tenancy agreement).
- On the day your tenancy agreement ends, you must give vacant possession of the premises to the lessor (this includes handing over the keys to the lessor or the property manager). You may be liable to pay damages to the lessor if you do not vacate on time.
- If the property has a pool or garden, be clear about what the lessor expects you to do to maintain them.
- Under the Building Regulations 2012, owners and occupiers are responsible for ensuring that a suitable enclosure is provided around a swimming pool
 or spa-pool on the property. If a fence, wall, gate, window, door or other barrier around a swimming pool or spa-pool is not in working order or does not
 comply with Building Regulations 2012, contact your lessor or property manager immediately to arrange urgent repairs. If delays occur, or you need
 more information, contact your local government
- Loose blinds or curtain cords or chains which are not fixed out of reach pose a strangulation risk for children. Contact your lessor or property manager to discuss arrangements about making window coverings safe. Product safety laws apply.
- Be careful with what you sign relating to your tenancy, and do not let anybody rush you. Never sign a blank form, such as a claim for refund of bond.
- Keep a copy of your property condition report, rent receipts, bond receipt, record of payment of bond and copies of letters/emails you send or receive in a designated tenancy file or folder. Keep it somewhere you can easily find it.
- You must provide a forwarding address to the lessor or the property manager of the premises when you leave the premises. It is an offence not to do so.

COMPLAINTS AND DISPUTES

If a dispute between a lessor and a tenant is to be decided by the court, it must be dealt with by a court that has jurisdiction to hear and determine the application. The Magistrates Court has exclusive jurisdiction to hear and determine applications relating to bond and other tenancy matters that do not involve a claim over \$10 000. When making an application to the Magistrates Court, you must always use the name of the lessor on the application form and not the property manager or agent.

If you need to give the lessor a notice under the *Residential Tenancies Act 1987*, it should be in writing and can be given to the lessor or the property manager of the premises, someone living with the lessor who appears to be over the age of 16, or to the person who usually receives the rent.

If the lessor needs to give you a notice under the *Residential Tenancies Act 1987*, they can do so by posting it to you or by giving it to someone living in the rented premises who appears to be over 16 or to the person who usually pays the rent.

Where there are 2 or more lessors or tenants, notice only needs to be given to one of them.

For information about the Magistrates Court, including what forms you should use, visit their website at www.magistratescourt.wa.gov.au or go to the Department of Commerce website at www.commerce.wa.gov.au/ConsumerProtection to view general information publications about disputes and about the Magistrates Court process.

FURTHER INFORMATION CONSUMER PROTECTION DIVISION, DEPARTMENT OF COMMERCE

 $\textbf{Perth office:} \ \mathsf{Forrest} \ \mathsf{Centre}, \ \mathsf{219} \ \mathsf{St} \ \mathsf{Georges} \ \mathsf{Terrace}, \ \mathsf{Perth}, \ \mathsf{Western} \ \mathsf{Australia} \ \mathsf{6000}$

Hours $8{:}30\ a.m.-5{:}00\ p.m.$ General Advice Line: $1300\ 30\ 40\ 54$

Email: consumer@commerce.wa.gov.au

Internet: www.commerce.wa.gov.au/ConsumerProtection REGIONAL OFFICES:

Goldfields/Esperance: (08) 9026 3250 | Great Southern: (08) 9842 8366 | Kimberley: (08) 9191 8400

South-West: (08) 9722 2888 | North-West: (08) 9185 0900 | Mid-West: (08) 9920 9800
The WA Government provides funding assistance to the WA Tenancy Network which provides advice, information and advocacy to tenants throughout Western Australia.

Contact the Consumer Protection Advice Line on 1300 30 40 54 for referral to a centre near you.

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