



Application for Residential Tenancy

The Real Estate Institute of Queensland
JUDITH NUGENT REAL ESTATE
25 ALICIA ST, SOUTHPORT 4215
Ph 5532 8176 Fax 5532 0888

The first 2 weeks rent & bond MUST be paid by **CASH, MONEY ORDER or BANK CHEQUE.**
All rental payments after that must be made only by *Bank Cheque or Rental Rewards and EziRent systems*
(Charges apply)
No cash / personal or business cheque will be accepted.

Property Address: _____
Are you a smoker: (please circle) YES NO

APPLICANT DETAILS

Applicant 1 Name _____ (Ph) _____ / _____ DOB _____

Applicant 2 Name _____ (Ph) _____ / _____ DOB _____

Have you been known by any other legal name: App1 _____ App2 _____

Email Address – App1 _____ App2 _____

RENTAL REFERENCES – Please list Current & Past Addresses, Agents & Phone numbers. (If need more room please attach sheet.)

Applicant 1 Address: _____ Rent/pw _____ How long _____

Agent/Manager/Owner: _____ (Ph) _____ (Fax) _____

Applicant 1 Address: _____ Rent/pw _____ How long _____

Agent/Manager/Owner: _____ (Ph) _____ (Fax) _____

Applicant 2 Address: _____ Rent/pw _____ How long _____

Agent/Manager/Owner: _____ (Ph) _____ (Fax) _____

Applicant 2 Address: _____ Rent/pw _____ How long _____

Agent/Manager/Owner: _____ (Ph) _____ (Fax) _____

HOME OWNERSHIP HISTORY (If need more room please attach sheet.)

Applicant 1 Address: _____ (PLEASE PROVIDE RATES NOTICE)

Sales Agency: _____ (Ph) _____ (Fax) _____

Applicant 2 Address: _____ (PLEASE PROVIDE RATES NOTICE)

Sales Agency: _____ (Ph) _____ (Fax) _____

OCCUPATION – IF UNEMPLOYED -MUST PROVIDE CENTERLINK STATEMENT/BANK STATEMENT SHOWING INCOME

App 1 Employer Company Name: _____ (Ph) _____ (Payroll Fax) _____

Position Held _____ How long _____

Net Income \$ _____ per week – PLEASE PROVIDE CURRENT PAYSLEIPS FOR LAST FORTNIGHT/MONTH

App 2 Employer Company Name: _____ (Ph) _____ (Payroll Fax) _____

Position Held _____ How long _____

Net Income \$ _____ per week – PLEASE PROVIDE CURRENT PAYSLEIPS FOR LAST FORTNIGHT/MONTH

If self employed please provide BAS Statement or Bank Statement showing income

App 1 Name of Business: _____ Accountant's Name: _____

Accountant's (Ph) _____ (Fax) _____ Income Per annum \$ _____ Paid wkly – Fntly – Month

App 2 Name of Business: _____ Accountant's Name: _____

Accountant's (Ph) _____ (Fax) _____ Income Per annum \$ _____ Paid wkly – Fntly – Month

Total Number of Occupants _____ / Write below other Adults and/or Children residing at property names and ages.

Name: _____ Age: _____ Name: _____ Age: _____ Name: _____ Age: _____

PETS: Pets Type: _____ Breed: _____ Age: _____ De-sexed YES / NO Registered: YES/NO

Pets Type: _____ Breed: _____ Age: _____ De-sexed YES / NO Registered: YES/NO

Drivers License Number OR: Applicant 1: _____ Reg Number of Vehicle _____ # of Cars _____

Passport Number: Applicant 2: _____ Reg Number of Vehicle _____ # of Cars _____

NEXT OF KIN.(Provide preferred person to be contacted in the event of an emergency who is not living with you.

App 1 Name: _____ Contact: _____ Address: _____

App 2 Name: _____ Contact: _____ Address: _____

How to pay your rent via Via Rental Rewards & Ezi Rent Pay Systems. Tenant Rent Payment Information Sheet

Following this information benefits both you and us and ensures that:

- ✓ Your payments are received on time
- ✓ Payments are quickly identified & recorded
- ✓ We reduce payment queries to you
- ✓ We maintain strong office security
- ✓ You have easy payment options
- ✓ You & all our tenants receive great service

How much & when to pay:

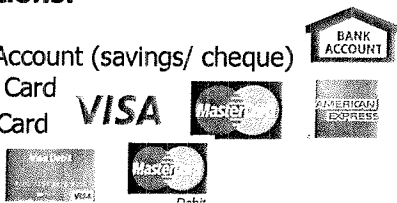
Read your tenancy for your rent amount and frequency details.

Always set up your payments for a few days in advance of your rent due date to ensure your rent reaches us on time.

Rental Rewards

Payment Options:

1. Bank Account (savings/ cheque)
2. Credit Card
3. Debit Card



Cost:

- Monthly Membership Fee^: \$5
- Bank Account payments: No cost.
- Credit/ Debit Card payments*: 1.1% + \$2 transaction fee

Rent payment services for you:

- Easy & convenient rent payment options.
- You can earn reward points on credit card payments.
- Receive online access to payment history.
- Improve cash flow with interest free days on credit card payments.
- Service provided by industry specialists, Rental Rewards.
- Club discounts & offers including: Frequent Flyer, Myer One, Dreamworld, FitnessFirst, Hoyts, Thrifty, GiftCardStore.com.au, Topwines, VillageCinemas etc.

*A \$2 transaction fee will be applied to all credit/debit card transactions. Some payments between \$1,000 and \$5,000 by some card categories (e.g. premium cards) may attract an additional \$10 transaction fee. Payments over \$5,000 by card will attract a 1.76% fee only. For exact fees for your rent amount and card type, register online.

^The \$5 monthly service fee will be charged quarterly on 1 December/ March/ June/ September.

The earning of credit card rewards points is subject to the terms & conditions of your credit card rewards program

Ezi Rent Payment Option:

Pay with **EziRent** to save time and money.

Complete the attached direct debit form. (The form is only used to collect your monthly ezirentpay fee)

If you haven't already used BPAY it won't take long to learn, simply contact your financial institution and they will register you for phone or internet banking.

Once you are registered you can pay your Rent at any time day or night.

For added convenience most internet and phone banking services will allow you to set up your payments for a future date.

An **EziRentPay** fee of \$1.25 per transaction is applied to your account at the end of the month.

You are free to use any account that your bank will allow to pay your rent from.

Example; \$1.25 Per Transaction So if you use;
Per week @ 4 weeks = \$5,
Per fortnight @ 2 weeks = \$2.50
Per monthly for 4wks = \$1.25

How to set up your rent payments: Once you have signed the tenancy agreement and chosen a payment option your Property Manager will provide you with a payment set-up form, for you to complete.

OR PAY BY BANK CHEQUE & post or deliver to our office.

I/We acknowledge & accept the payment methods offered by Judith Nugent Real Estate.

Name: _____

Signature: _____

Name: _____

Signature: _____

Personal Reference (Please do NOT LIST RELATIVES OR PARTNERS and provide business hours contact numbers)

App 2 Name:.....Relationship.....Phone.....
 Address.....

App 2 Name:.....Relationship.....Phone.....
 Address.....

Please advise the following by circling either Yes or No

	Applicant 1		Applicant 2	
Have you ever been evicted by any agent/lessor?	Yes	No	Yes	No
Is there any reason known to you that would affect your ability to pay rent?	Yes	No	Yes	No
Was your rental bond at your last address refunded in full?	Yes	No	Yes	No
Are you listed on any Tenant Default Data Base?	Yes	No	Yes	No
Are you in debt to another agent/lessor?	Yes	No	Yes	No

Please advise what deductions were made from your rental bond: and/or Why are you in debt to your past agent/lessor?.....

You are required to meet a 100 point identification criterion upon submission of your application, Please provide the following colour copies with your completed Application for Residential Tenancy;

- We charge 50cents for photocopying items for you to put with your application**
- 10 Points: Medicare Card, Birth Certificate, Motor Vehicle Registration papers.
 - 30 Points: Bank Statements, recent utility accounts e.g.: phone, electricity or gas.
 - 40 Points: Drivers License, Passport, 18+ Card, Student ID, last FOUR rent receipts, tenant ledger.

PLEASE NOTE:

That your application will be processed through the Tenancy Information Centre of Australia. This is a database of defaulting tenants. We urge you to disclose all details of your rental history prior to us conducting our search on this database.

You are also required to supply the agent/lessor with;

Proof of your income upon submission of your application.

Employed: Last TWO pay slips

Self employed: Bank statements, Group Certificate, or Accountant's letter

Not employed: Centrelink Statement or Bank Statement.

PLEASE NOTE THAT OUR OFFICE DOES NOT ACCEPT BOND TRANSFERS OR BOND LOANS.

I/we, the Applicant acknowledge that I have read the Privacy Policy of Judith Nugent RE (Which is available to view in our office or visit (www.nugentrealstate.com.au) – and authorise them to collect information about me/us from:

- (a) My/our previous letting agents and/or landlords;
- (b) My/our personal referees; and
- (c) My/our employer; and

(d) Any Tenancy Default Database (including TICA) which may contain personal information about me/us in relation to previous tenancy defaults. I/we, the Applicant authorise Judith Nugent Real Estate to disclose the personal information it collects about me to the owner of the property, even if the owner is resident outside Australia. If the application is successful, personal information collected about the Applicant in the tenancy application, tenancy agreement, & during the course of the tenancy, may be used by the Agent, & disclosed to third parties (including the landlord, other agents, potential buyers of the tenanted property, valuers & insurance assessors, & trades people maintaining & repairing the tenanted property) - as necessary to manage the tenancy relationship and tenanted property. If during the course of the tenancy agreement the Applicant fails to comply with its obligations under that agreement, that fact & other relevant personal information collected about the Applicant may be disclosed to the landlord, third party operators of tenancy default databases &/or other agents

I/we, the Applicant have read and agree with the above Privacy Consent and further declare:

The information provided as my/our Application for Residential Tenancy is true and correct and that I/we have supplied it of my/our own free &

1. I/we acknowledge that any false information I/we provide in this application could jeopardise this application and any subsequent tenancy agreement I/we enter into on approval by the Lessor or agent.
2. I/we acknowledge and accept that if this application is rejected, the agent is not legally obliged to give the reasons for the rejection.
3. I/we the Applicant declare that I/we are not bankrupt and that the rental is within my means.

I wish to undertake a tenancy for a period ofTo commence on the/...../.....at a rental price of \$..... I understand that I am to pay a rental bond of \$.....on or before I take possession of the premises & sign a tenancy agreement.

Applicant 1 Print Name _____ Signature _____ Date _____

Applicant 2 Print Name _____ Signature _____ Date _____