### **Residential Application Form**

Perth Property Group

### **Please Note:**

- Fully complete your Application Form as incomplete applications will NOT be processed
- If you are renting or have rented through a real estate agent, please attach a copy of your tenant rent payment **ledger** (this can be sent from your current/previous Property Manager
- · Family member can NOT be used for business or personal references
- Proof of **income** to be provided Payslips/Centrelink statements
- If you state you have a **dog**, please confirm that is it NOT one of the following prohibited breeds: Dogo Argentinian, Fila Brasileiro, Japanese Tosa, Pit Bull Breeds, or any dog of a mixed breed that visibly contains any of the above.

Applicant Signature:	_Date:	/	/
Applicant Signature:	Dato	,	/
Applicant Signature:	_ Date:		/
Applicant Signature:	_Date:	/	/
Applicant Signature:	_Date:	/	/

100 Point ID Check - Scan or Photograph Originals		
ITEM	X	POINTS
Primary Documents – You are only allowed to use one of the following:		70
- Birth Certificate or Extract		
- A Citizenship Certificate		
- A Current Passport		
Secondary Documents:		40
- License issued under Australian law (eg. Drivers license or other government		
issued license) which contains a photograph or signature		
- Employee ID card issued by a government authority or public service		
* If you wish to use more than one document from this group, the first acceptable document		
document scores 40 points but subsequent documents only score 25.		
Documents which verify your full name and residential address:		25
- A utility bill (eg. Water, electricity, gas)		
Documents which verify your full name:		25
- Telephone bill or council rates notice		
- Medicare card		
- Foreign driver's license		
- A bank/credit union/building society passbook, statement or debit/credit card		
* If you wish to count more than one bank document or card, each document MUST		
be issued by a different financial institution.		

Perth Property Grou	p
Ph: 08 94 111 999	

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Office Use: Date received: \_\_\_\_\_\_ PM Initials: \_\_\_\_\_

E: admin@perthpropertygroup.com.au





### **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:

E-mail

admin@perthpropertygroup.com.au

**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.

Your action if You wish to apply for the Residential Tenancy Agreement:  1. Complete this Application.  2. Submit this Application to the Property Management that may be requested by the Property Management.						
that may be requested by the Property Manag	ger together with any Option Fee ger.					
Lessor's action if You do not succeed with Your Application:  3. If You are not the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the successful applicant and ha Fee will be refunded to You within 7 days of the year of the successful applicant and ha Fee will be refunded to You within 7 days of the year of the	ve paid an Option Fee, the Option he decision.					
Lessor's action if You succeed with Your Application:  4. If You are the successful applicant, the Lessor Residential Tenancy Agreement for the Premi option of entering into a Residential Tenancy	ises which will grant You the					
requirements for the creation of the Resident in Part C of the document, and the Lessor (or document, a binding Residential Teanancy Ag and the Lessor. In the case of where an Option no need for the Lessor (or Property Manager t Residential Tenancy Agreement to exist.  6. If any of the events mentioned in clause 5 of the succession of the Residential Tenancy Agreement to exist.	requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Teanancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager to sign the document for a binding Residential Tenancy Agreement to exist.  If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 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						
Tenant1						
Tenant 2						
Tenant 3						
Tenant 4						
T0: The Property Manager:						
Agency Name   Perth Property Group						
Address OPEN BY APPOINTMENT ONLY: The Lab Factory, 35 McNicholl Street, Rockin	gham WA 6168					
Telephone 08 94 111 999 Facsimile 08 94 111 900						





### PART A (TO BE COMPLETED BY PROPERTY MANAGER)

	_	_			
1.		mises			
		lress '			
	Sub	lress urb	2	State Postcode	
2	Don	.+	ċ		portugale
2.	Ren		\$		per week
3.	Opti	ion F	ee (if applicable) \$ N/A		
4.	If Yo	ou are ney to	e the successful applicar o the Property Manager:	at, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following	
	REC	QUIR	ED MONEY		
	(a)	Se	curity bond of	\$	
	(b)	Pe	t bond (if applicable)	\$	
	(c)	Fir	st two weeks rent	\$	
	(d)	Le	ss Option Fee (if paid)	ş <mark>N/A</mark>	
	(e)	To	tal	\$	
	(=)	10	Lai		





### 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

	INFORMA	TION FROM "YOU	" (the propose	d 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				Ago
0.	Type of Pet			Reg. No.		Age
	<u> </u>	Breed		Reg. No.		Age
9.	Do you intend on applying for a residential tenancy l		ment Department?	∐ Yes ∐ ſ	10	
	If Yes, \$	Branch:				
10.	Bank account details for refund of Option Fee (if app	plicable)	<del>_</del>			
	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 The address at which You wish to receive the Reside Email (optional):  Fax (optional):		if You are successfu	ul and/or notices	relating to tenancy	
	Postal address (required):  PO Box Town/City					
	Address 1					Postrode
						Postcode
	Address 2					Postcode
13.	Address 2  You declare that You are not bankrupt and that all o	of the information supplied	d in this Application	is true and corre	ct and is not mislead	
13. 14.	<u> </u>		• • • • • • • • • • • • • • • • • • • •			ing in anyway.
	You declare that You are not bankrupt and that all o	es, You will accept posses	sion of the Premises	s in the condition	it was in as at the d	ing in anyway. ate of inspection.
14.	You declare that You are not bankrupt and that all or You acknowledge that, having inspected the Premis By Signing this application You are making an applic	es, You will accept posses ation to lease the Premise end You a proposed Residesidential Tenancy Agreem	es. The Lessor may of es. The Lessor may of ential Tenancy Agre nent. The Residentia	s in the condition or may not send ement for the Pr Il Tenancy Agree	n it was in as at the d You a proposed Resi emises which will co ment will be compris	ing in anyway. late of inspection. dential Tenancy ntain information ed of
14. 15.	You declare that You are not bankrupt and that all of You acknowledge that, having inspected the Premise By Signing this application You are making an application Agreement for the Premises.  If You are the successful applicant, the Lessor will successful applicant.	es, You will accept posses ation to lease the Premise end You a proposed Reside esidential Tenancy Agreem iwa.com.au. Part C will als ou must pay that Option Fo	esion of the Premises es. The Lessor may of ential Tenancy Agree ent. The Residentia so include additional ee to the Property Messful applicant and	or may not send ement for the Pr Il Tenancy Agree terms agreed to	You a proposed Residence which will comment will be comprised by the parties, a drawn time time You make totion Fee, the Option	ing in anyway. late of inspection. dential Tenancy Intain information ed of ft of which is attached which application.
<ul><li>14.</li><li>15.</li><li>16.</li></ul>	You declare that You are not bankrupt and that all of You acknowledge that, having inspected the Premise By Signing this application You are making an application application are the Premises.  If You are the successful applicant, the Lessor will subout pre-requisites for the creation of a binding Reparts A, B and C. Parts A and B can be viewed on reit to this Application.  If a sum for an Option Fee is stipulated in Part A, You The Option Fee must be paid by You by cash or check.	es, You will accept posses ation to lease the Premise end You a proposed Reside esidential Tenancy Agreem iwa.com.au. Part C will als ou must pay that Option Fo	esion of the Premises es. The Lessor may of ential Tenancy Agree ent. The Residentia so include additional ee to the Property Messful applicant and	or may not send ement for the Pr Il Tenancy Agree terms agreed to	You a proposed Residence which will comment will be comprised by the parties, a drawn time time You make totion Fee, the Option	ing in anyway. late of inspection. dential Tenancy Intain information ed of ft of which is attached which application.
<ul><li>14.</li><li>15.</li><li>16.</li></ul>	You declare that You are not bankrupt and that all of You acknowledge that, having inspected the Premise By Signing this application You are making an application application are the Premises.  If You are the successful applicant, the Lessor will subout pre-requisites for the creation of a binding Reparts A, B and C. Parts A and B can be viewed on reit to this Application.  If a sum for an Option Fee is stipulated in Part A, You The Option Fee must be paid by You by cash or check.	es, You will accept posses ation to lease the Premise end You a proposed Reside esidential Tenancy Agreem iwa.com.au. Part C will als ou must pay that Option Fo	esion of the Premises es. The Lessor may of ential Tenancy Agree ent. The Residentia so include additional ee to the Property Messful applicant and	or may not send ement for the Pr Il Tenancy Agree terms agreed to	You a proposed Residence which will comment will be comprised by the parties, a drawn time time You make totion Fee, the Option	ing in anyway. late of inspection. dential Tenancy Intain information ed of ft of which is attached which application.





- 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

- 1. 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 name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
- 3. 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) **TICA** (strike out if inapplicable)
    - (i) 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: <u>www.tica.com.au</u>
  - (b) National Tenancy Database (strike out if inapplicable)
    - (i) Address: GPO Box 13294, George Street 120, Brisbane QLD 4003
    - (ii) Telephone: 1300 563 826
      (iii) Facsimile: (07) 3009 0619
      (iv) Email: info@ntd.net.au
      (v) Website: www.ntd.net.au
  - (c) Other Databases (if applicable)

(i)	Name:	XXXX
		lana.
(ii)	Address:	XXXX
(iii)	Telephone:	XXXX
(iv)	Facsimile:	XXXX
(v)	Email:	XXXX
(vi)	Website:	XXXX
( /	TTCD3:tc:	

- 4. The applicant may obtain information from the database operator in the following manner:
  - (a) as to TICA:
    - (i) Postal and fax application forms can be downloaded from <a href="https://www.tica.com.au">www.tica.com.au</a>. 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.

(c)	as to	XXXX
	(i)	

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.







Address 7 Suburb Suburb Suburb Suburb State Pestrode Suburb State Nome   Family Name at Birth   Australian Citizen Yes No   No   Nome	YOUR	(First Person's)	PARTICULARS								
Address 2  Judge of Model	Given Nar	me(s)				Family Name					
Subcine Note   State   Posttode   Home   Hom	Address 1										
Subcine Note   State   Posttode   Home   Hom	Address 2	!									
Phone No. Stock   Mobile   Process   State of Blatch   Process   Passport No.   Colour   Expris Date    Brown   Personal No.   Passport No.   Colour   Expris Date    Brown   Personal No.   Personal No.   Personal No.   Personal No.    State of Issue   Personal No.   Personal No.   Personal No.    Some I Comment   Personal No.   Personal No.   Personal No.    Some I Comment   Personal No.   Personal No.   Personal No.    Some I Comment   Personal No.   Personal No.   Personal No.    Some I Comment   Personal No.   Personal No.   Personal No.    Some I Comment No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal No.   Personal No.   Personal No.   Personal No.   Personal No.    Address   Personal No.   Personal							Stat	2	Post	code	
Email   Place of Sistes   Place of Sistes   Pamily Name at Sistes   Gender   Australian Littore   Ves   No    DOCUMENTS TO CONFIRM YOUR IDENTITY    Divers It for No		Work		Moh	nile				1.030		
Date of Birth   Place of Birth   Place of Birth   Place of Birth   Place of Birth   Australian Citizen   Yes   No  DOCUMENTS TO CONFIRM YOUR IDENTITY  Drivers Licrose No		VVOIR		IVIOL	me						
DOCUMENTS TO CONFIRM YOUR IDENTITY  Drivers Lisence No State of Issue Red No Colour Exploy Date  Colour Exployer Dat		i na la	Diago of Divelo		Family No.	one at Divth	Gent	iei	Australian Cit	-: Ves	Ne
Drivers Licence No   State of Issue   Passport No   Colour   Spiry Date	Date of B	ודנוו	Place of Birth		Farrilly No	irre at Birtii			Australian Ci	lizeri Yes	INO
Medicare Card No  Other ID  Other ID  Amything else to support Your Application  Smoker   Yes   Ne  Personal References   NAME   TILLERIONE     NAME of Current lessor or managing agent to whom rent is paid	DOCUM	ENTS TO CONFI	RM YOUR IDENTITY	,							
Medicare Card No  Other ID  Other ID  Amything else to support Your Application  Smoker   Yes   Ne  Personal References   NAME   TILLERIONE     NAME of Current lessor or managing agent to whom rent is paid	Drivers Li	cence No	State of Issi	ue	Passport No		С	ountry of	f Issue		
Cither ID  Vehicle Type Registration No  Anything else to support Your Application  Smoker   Yes   No  Personal References   Nove   TELEPLONE	Medicare	Card No				Colour					
Verhicle type is Registration No Anything else to support Your Application  Smoker											
Amything else to support Your Application  Smoker		ne & Registration No									
Smoker   Yes   No											
Personal References 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  Reason for leaving  (iii) Occupation Phone No  Address Rental Paid S Period Rented From To  Reason for leaving  (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 Centact NAME TELEPHONE  Second Contact NAME  Address  TELEPHONE											
(ii) Name of current lessor or managing agent to whom rent is paid  Address Rental Paid \$ Period Rented From To To Reason for leaving  (iii) Previous address of Applicant Name of previous lessor or managing agent to whom rent was paid  Address Rental Paid \$ Phone No Address Rental Paid \$ Period Rented From To	Smoker	Yes No						_			
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Rental Paid \$ Reason for leaving    Previous address of Applicant   Name of previous lessor or managing agent to whom rent was paid   Phone No	.,						Pho	ne No			
Reason for leaving    Previous address of Applicant		Address									
Reason for leaving    Previous address of Applicant		Rental Paid	5	Pei	riod Rented From		-	ō			
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					ned reneed rom						
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			ADDRESS								
		Second Contact	NAME				TELEI	HONE			
			ADDRESS					1			





YOUR	(Second Person	's) PAR	TICULARS									
Given Nar	me(s)						Family	Name				
Address 1												
Address 2	2											
Suburb									State		Postcode	
Phone No	Work			Mc	obile				Home			
Email	VVOIN			1710	Julia				Gende			
Date of Bi	irth	Dlaco	of Birth		Ea	mily Nar	me at Birt	ь	denut	-1	Australian Citizen Y	es No
Date of Di	11 (11	Flace	or birtir		ı a	iiiiiy ivai	ile at birt	.11			Australian Citizen 1	62   140
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Medicare			State of 133de		Ref No	INO	Colou			piry D		
Other ID	Caru No				Rei No		Coloui		LA	трпу Б	ate	
	/pe & Registration No											
	else to support Your A											
Smoker	Yes No								_		-	
Personal I	References a) NAM	1E							TELEPI	HONE		
	b) NAM	1E							TELEPI	HONE		
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									Phon	e No		
	Address											
	Rental Paid	\$		P	eriod Rented F	-rom			To	)		
	Reason for leaving											
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	Name of previous les	sor or man	naging agent to wh	om rent w	as paid							
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		ADDRESS										
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		ADDRESS										
	Second Contact	NAME							TELEPI	HONE		
		ADDRESS										







YOUR	(Third Person's	) PARTICULA	\RS					
Given Nar	ne(s)				Family Name			
Address 1								
Address 2								
Suburb						State	Post	code
Phone No	Work			Mobile		Home		
Email						Gender		
Date of Bi	rth	Place of Birth		Family Na	ne at Birth		Australian Ci	tizen Yes No
				,				
росим	ENTS TO CONFIF	RM YOUR IDEN	ITITY					
Drivers Lic	cence No	State	of Issue	Passport No		Cour	try of Issue	
Medicare	Card No			Ref No	Colour		y Date	
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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.										
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ADDRESS		Second Contact	NAME				TELEPHO	NE		
			ADDRESS							Ī





THE FOLLOWING MUST BE COMPLETED	
Should this application be approved by the owner, the applicant agrees to the serving of electronic notices as allo Tenancies Act.	owed under the Residential
Please nominate below the primary email address and mobile number that all applicant are agreeable for the prothe purpose of issuing all electronic notices. (An example of electronic notices can include: Routine Inspection Notand Termination Notices etc.)	perty manager to use for otices, Invoices, Breach
Primary Email Address:	
Primary Mobile Number:	
Please confirm which day of the week you receive payments/wages?:	
How often do you receive payments/wages? (weekly/fortnightly/monthly):	
3. When do you receive your next payment/wage?://	
4. Are you currently on a waiting list for a Homeswest / Department of Housing home?:	
By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Pre Your Application may or may not be successful.	mises.
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



### 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 \$1200 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**

Perth office: Forrest Centre, 219 St Georges Terrace, Perth, Western Australia 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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### FREE SERVICE FOR TENANTS Moving home has never been easier

Connectnow is dedicated to helping you move home more easily. We can connect your utilities including electricity, gas, phone, internet and pay TV to a broad choice of leading providers. We can also organise your disconnections and offer a range of additional services, such as cleaning and food services, removalists and vehicle hire.



PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing privacy@connectnow.com.au. To the extent permitted by law, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

,	ontact persons listed and that each person has consented and agreed to		
	YES I accept the Terms. Please call me to co	nnect my new home services	
Signed	Date	PM ID:	

PH: 1300 554 323 | Fax: 1300 889 598 | info@connectnow.com.au | connectnow.com.au