

TENANCY APPLICATION FORM

Acceptance of this tenancy application will not be acknowledged until all pages are completed and signed.

Ristic Real Estate Pty Ltd

Shop 36 "The Stables" Shopping Centre, Childs Rd, MILL PARK 3082
Ph. 03 9436 0888 Fax. 03 9436 0088

Email: reception@risticrealestate.com.au

Website: www.risticrealestate.com.au

Property Managers · Licensed Estate Agents · Auctioneers



Residential Tenancy Application Form

Please fully complete both sides of this form for your application to be processed.

Each Person over 18 years of age wishing to reside in the property must complete separate application form.

	1. Property Applying For	3. Personal Details	
Date Term Years Months Date Property to be occupied / / / Bent Payaste for Procesty S Bond S Name(c) of other Applicants to Occupy Property Z. If self-employed, please complete the following Company Marine Company Marine Company Address Suburb Post Code Rudness Type No Concarding Post Rudness Type Post Code Rudness Type Post Code Rudness Type No Concarding Post Rudness Type Post Code Rudness Type Rudne	Address	Title First Name	Middle Name
Date Property to be occupied / / Rent Payable for Property S Bond S Name(c) of other Applicants to Occupy Property 2. If self-employed, please complete the following Company Name Company Address Suburb Post Code Prost Code Prost Code Rusiness Type Post Code Rusiness Type No Company Name Co	Suburb Post Code	Last Name	
Suburb Poor Number Company Name Company Address Suburb Pous Code Suburb Pous Cod	Lease Term Years Months	Date of Birth /	/
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Home Phone Number Mobile Phone Number	2. If self-employed, please complete the following	Alternate ID (eg passport)	No
Mobile Phone Number Email Occupation Employers Name Cocumitant Name Accountant Name Cocumitant Name C	Company Name	Pension Type	No
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A free service Connecting Your Utilities Has Never Been Easier! Re Connect is a simple and convenient time saving service assisting you to connect your Electricity, Gas, Phone, Internet and Pay-TV to a choice Australia's leading providers. Re Connect can also assist with discounted quotes for removalists, van/truck hire, cleaning services and securimonitoring. No longer do you need to call each service provider individually, wait on hold and repeatedly give your personal details. We take care of it all for you - with the one phone call. A Re Connect representative will make all reasonable efforts to contact you within one working day of receiving an application. If we are unable to contact you please phone 1300 554 323 to ensure connection can be completed by your requested date. Re Connect is powered by ConnectNow. I consent to ConnectNow Pty Ltd ACN. 79 097 398 662 arranging for the connection of the nominated home services and to provinformation contained in this application to the service providers. I agree that neither ConnectNow or the Agent accepts liability for loss caused by delay in, or failur connect/dosonect or provide the nominated services. The service will be activated according to the applicable regulations, service provider in ferames and terms & conditions the client has agreed to use the chosen service provider. I authorise the obtaining of a National Metering Identifier on my address to obtain supply details. It is the responsibility or Temant to ensure that the Main Electricity Switch is in the "OTH Position" between 7am & 7pm on the day connection is required and that there is easy access to the property. While ConnectNow were service is FREE, standard services. The service will be activated according to the applicable regulations, service as as a result of using the ConnectNow service is FREE, standard services frow envice provider to me and that after hours connection is required and that there is easy access to the property. While connectNow service is FREE, standard services. The c	PHOTO ID, BIRTH CERTIFICATE, OTHER ID, PROOF OF INCOME(PAYSLIP, BANK STATEMENT LEDGER, 2 WRITTEN REFERENCES COPY OF UTILITIES BILL, REGO F	ATEMENT, CENTERLINK PAYMENTS), LAST 4	
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Signature Date	Please Call Me Yes		
	Signature	Date	



6. Current Situation		10. Current Employmen income)	nt Details (Must provide p	proof of
Are you the Owner Tenant	10	Employment Address		
How long have you lived at your current ad Months	dress? Years	Suburb	Po	ost Code
Name of Landlord/Agent (If applicable)	100	Contact Name		
Phone Number	18	Length at current employment	Years	Months
Rent Paid per month	- 10	Net Income S	Per Week S	Per Month
Reason for leaving		11. Previous Employment	Details	
		Occupation Occupation	Details	
Vas bond repaid in full? Yes	No, If No, please specify	Employers Name		
		Employment Address		
		Suburb	Po	ost Code
7. Previous Rental History		Employer Phone Number		
Were you the Owner Tenan	nt	Contact Name		
Previous Address		Length at previous employment	Years	Months
Suburb	Post Code	Net Income \$	Per Week \$	Per Month
How long have you lived at your previous ad	ddress? Years	12. Personal Referees		
Name of Landlord/Managing Agent/Selling /	Agent	1. Reference name		
Phone Number	*	Occupation		
Rent Paid per month	- 12	Relationship	Ph	none
Reason for leaving		2. Reference name		
		Occupation		
Nas bond repaid in full? Yes	No, If No, please specify	Relationship	Ph	none
		13. If Student, please o	complete the following	9
8. Other Information		Place of Study		
Number of persons occupying property	Adults Children	Income:	OFFICE USE ONLY	
Please specify the ages of any children.		NTD Check Yes/No	Current Tenancy Date/Time	
Do you have pets? Yes No	p, If Yes, please specify	Defaults Judgements	Contact	
Are you a smoker?		Comments	Rental Property	
		Previous Tenancy	Current Employmen	nt
P. Next Kin		Date/Time	Date/Time	
Name:	Relationship	Contact Rent Ppty	Contact Comments	
Address	Ph:	Landlord Approved YES	S/NO Date /	,
Mobile	Other	Landiord Approved YES	Date/	
4. How did you find out about	this property? (Please Tick)	7.0°		
	FOR LEASE BOARD our websi	te other internet site	OTHER:	
acknowledge that this is an application to application is subject to the owner's appro- on the due date. I hereby offer to rent the to be prepared by the Agent pursuant to th	val and the availability of the premises property from the owner under a lease	I authorise the Agent to obtain of Agent of my current or previou listing or database of defaults to Agent may disclose details of	s residence, my personal refere	es, any record, a rental agreement,

l acknowledge that this application is subject to approval from the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

reasonably considers has an interest receiving such information.

Signed:	Date	1	1	



Tenancy Privacy Statement Please ensure you sign this statement before your handing in your application

This form is to be accompanied by an Application for Tenancy. Your Application for Tenancy cannot be accepted unless this has been completed in full and signed.

Due to recent changes in the Privacy laws, from 21-December 2001, all real estate agencies must ensure that you fully understand the National Privacy Principles and the manner in which we must use your private information in order to carry out our role as professional property managers. Please take the time to read this Privacy Statement carefully, and once completed return it to this office with your tenancy application.

As professional property managers, Ristic Real Estate, collects personal information about you. To ascertain what personal information we have about you, you can contact us by the following ways:

Telephone: 9436 0888 Facsimile: 9436 0088

Email: reception@risticrealestate.com.au

In Person: Shop 36 "The Stables" Shopping Centre, Childs Rd,

MILL PARK VIC 3082

As professional property managers, we collect your personal information to assess the risk in providing you with the lease/tenancy of the premises you have requested, and if the risk is considered acceptable, to provide you with a lease/tenancy of the premises.

To carry out this role, and during the term of your tenancy, we usually disclose your personal information to the following:

The landlord, the landlord's lawyers, the landlord's mortgagee

- for mortgage purposes, referees you have nominated, organisations/tradespeople required to carry out maintenance to the premises, rental bond authorities, Residential Tenancies Tribunals/Courts, collection agencies, National Tenancies Database Pty Ltd, Remington White, other real estate agents and landlords, utilities companies such as gas, electricity, water connection, telephone connection, banks - for rental payment facilities and financial records, employers - for reference purposes.

PLEASE NOTE:

- This application is subject to the owner's approval and if accepted is subject to the availability of the premises on the due date and no action will be taken against the landlord/agent should the premises not be available on the date required.
- 2. All applicants must complete an application form.
- 3. Initial bond payment must be paid in the form of a bank cheque or money order made payable to the Residential Tenancies Bond Authority.
- Initial rental payments must be paid in the form of a bank cheque or money order made payable to the Ristic Real Estate
- 5. The applicant hereby agrees to a credit check being carried out by the National Tenancy Database.
- The applicant acknowledges that the property is in a reasonably clean condition and in good repair as inspected.

TENANCY ACCEPTANCE

We understand that finding and selecting a rental property is often difficult. We will process your application as quickly as possible, but please remember we may be processing many applications at the same time.

SUCCESSFUL APPLICATIONS

Should your application be successful you will be notified by phone and requested to confirm your tenancy. We require the first month's rent paid and the leases to be signed within 48 hours of the confirmation to secure your tenancy. Prior to your commencement date all tenants must sign the tenancy agreement and pay the first months rental (please allow ½ hour for this appointment). The property manager will supply you with these amounts at the confirmation of your tenancy. Keys will only be handed out when all parties have signed the tenancy agreement, Bond Lodgement Form, all monies have been paid and the tenancy has commenced.

Signing of tenancy agreements and the payment of the first months rent can be undertaken at the office indicated by your property manager.

The preferred rent payment method of Ristic Real Estate is Direct Deposit

APPLICANT MUST SIGN BELOW FOR THE APPLICATION TO BE PROCESSED

Signed b	by the:
Applicant	
<u>Print</u> Na	ame
Date	
Witness	