

TENANCY DATABASE SEARCH DECLARATION

To comply with section 458A of the Residential Tenancies and Rooming Accommodation Act 2008

As the managing agency for the property you are applying for, we hereby advise that we are required by law to disclose to you the databases that are used by our agency to check your rental history.

At Ray White Broadbeach, we formally advise that we utilise the tenancy database 'TICA'.

If it is found that you are listed we are required by law to advise you that you are listed on a tenancy database and further provide you with the contact details of the database operator so you can find out more information about your listing.

You can obtain further information from Residential Tenancies Authority rta.qld.gov.au or 1300 366 311 or Queensland Civil & Administrative Tribunal qcat.qld.gov.au/matter-types/residential-tenancy-disputes/tica-orders.

TENANT DECLARATION

I, _____ do hereby declare that I have read the above information and understand my rights in relation to the database laws. I further acknowledge that if I am listed on one or more of the databases that I must seek independent advice from the previous listing agent or database provider to ascertain the validity of the listing.

Tenant Signature: _____ Date: _____

TENANCY DATABASE FACT SHEET

A tenancy database is a list where landlords/agents record personal information about tenants who previously have had problems with their tenants.

Your name may have been placed on a tenancy database at the end of a tenancy if;

- The amount of money owed by the tenant is more than the bond including rent arrears
- Rent arrears if a notice to remedy breach (Form 11) was given for this rent
- Abandonment of a property
- Money owed after an agreement has been reached through Residential Tenancies Authority (RTA) conciliation, or a Queensland Civil and Administrative Tribunal (QCAT) order that has not been paid
- If the tenancy has been terminated by QCAT
- Repeated breaches of a conciliation agreement by the tenant
- Objectionable behaviour by the tenant

A tenant cannot be listed on a tenancy database for any reasons apart from those listed above. The database helps landlords and agents decide if prospective tenants are likely to fall behind on rent or damage the property.

Am I listed on a tenancy database?;

To the TICA tenancy database website, there is a 'Tenants' section that tells you how to find if you are listed.

You can also write or call TICA to request information about whether and/or why you were listed. Beware that calls to this database may be charged by the minute.

Removing your name;

Only tenants named on the Tenancy Agreement can be listed on a Tenancy Database. Current or proposed listings can be challenged by;

- Contacting the landlord/agent who listed you to try and reach an agreement
- Keep a copy of all correspondence in case of further dispute
- Lodge a Dispute Resolution (Form 16) with the RTA to get help negotiating your proposed listing
- Apply direct to QCAT

A dispute about a listing on the grounds it does not meet the approved criteria must be initiated within 6 months of the tenant becoming aware of the listing.

For more information about tenancy databases, contact the RTA on 1300 366 311.

Tenancy Application Form

Please be advised, this application will only be processed once ALL details have been completed and all copies of all supporting documents attached. Each applicant must submit an individual form.

A. AGENT DETAILS

Ray White Broadbeach

Address: Suite 2.24 Level 2 'Oasis Shopping Centre'

Victoria Ave Broadbeach Qld 4218

Phone: (07) 5592 1415

Fax: (07) 5592 4729

Web: www.raywhitebroadbeach.com

Email: ashley.gallagher@raywhite.com

B. PROPERTY DETAILS

Address of Property:

Lease Commencement Date:

 Day Month Year

Lease Term:

| | | | |
|----------------------|-------|----------------------|--------|
| <input type="text"/> | Years | <input type="text"/> | Months |
|----------------------|-------|----------------------|--------|

Name of approved occupants:

C. PERSONAL DETAILS

5. Please give us your details

Mr Ms Miss Mrs Dr Other

Surname

Given Name/s

Date of Birth

Driver's licence number

Driver's licence expiry date

Driver's licence state

Passport no.

Passport country

Pension no. (if applicable)

Pension type (if applicable)

6. Please provide your contact details

Home phone no.

Mobile phone no.

Work phone no.

Fax no.

Email address

7. What is your current address?

8. How did you find out about this property?

- Newspaper The Internet Local Paper
 Office Office Window Sign Board at property
 Referral Other (specify)

Ray White®

D. UTILITY CONNECTIONS

This is a FREE service that connects all your utilities and other services.

Direct Connect can help arrange for the connection or provision of the following utilities and other services:

| | |
|-------------|-------------------|
| Electricity | Cleaners |
| Gas | Insurance |
| Phone | Removalist |
| Internet | Truck or van hire |
| Pay TV | |



MAKES MOVING EASY

Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.



We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

- Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
- Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
- Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
- Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
- Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.

Signature

Date

PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F: 1300 664 185. www.directconnect.com.au

E. 100 Points of ID Required

We require 100 Points of ID.

You must have:

- A current drivers Licence or other photo ID
- Current proof of income
- Current rent ledger (if renting)

Application without 100 Points of ID will not be accepted.

Your 100 Point Check

| | |
|--|-----------|
| Drivers Licence | 40 Points |
| Passport | 40 Points |
| Birth Certificate/Extract | 30 Points |
| Other PhotoID | 30 Points |
| Current proof of income | 20 Points |
| Previous Landlord Reference | 20 Points |
| Rent Ledger from other Agent | 20 Points |
| Motor Vehicle Registration Certificate | 10 Points |
| Bank Statement / Bank Card | 10 Points |
| Phone / Electricity/ Gas Account | 10 Points |
| Pension Card | 20 Points |
| Medicare / Health Care Card | 10 Points |
| Rates Notice (Proof of Ownership) | 20 Points |

Signature of Landlords Agent

Date

F. APPLICANT HISTORY

9. How long have you lived at your current address?

| | |
|-------|--------|
| Years | Months |
|-------|--------|

10. Why are you leaving this address?

11. Landlord/Agent details of this property (if applicable)

Name of landlord or agent

Landlord/agent's phone/fax no.

Weekly Rent Paid

| |
|----|
| \$ |
|----|

12. What was your previous residential address?

13. How long did you live at this address?

| | |
|-------|--------|
| Years | Months |
|-------|--------|

14. Landlord/Agent details of this property (if applicable)

Name of landlord or agent

Landlord/agent's phone/fax no.

Weekly Rent Paid

| |
|----|
| \$ |
|----|

Was bond refunded in full?

If not why not?

G. EMPLOYMENT HISTORY

15. Please provide your employment details

What is your occupation?

What is the nature of your employment? (circle)

| | | |
|-----------|-----------|--------|
| FULL TIME | PART TIME | CASUAL |
|-----------|-----------|--------|

Employer's name (accountant if self employed or institution if student)

Employer's address (accountant if self employed or institution if student)

Contact name

Phone no.

| | |
|--|--|
| | |
|--|--|

Length of employment

Net Income

| | | |
|-------|--------|----|
| Years | Months | \$ |
|-------|--------|----|

16. Please provide your previous employment details

Occupation?

Employer's name

Length of employment

Net Income

| | | |
|-------|--------|----|
| Years | Months | \$ |
|-------|--------|----|

H. CONTACTS/REFERENCES

17. Please provide a contact in case of emergency

Surname

Given name/s

| | |
|--|--|
| | |
|--|--|

Relationship to you

Phone no.

| | |
|--|--|
| | |
|--|--|

18. Please provide 2 personal references (not related to you)

1. Surname

Given name/s

| | |
|--|--|
| | |
|--|--|

Relationship to you

Phone no.

| | |
|--|--|
| | |
|--|--|

2. Surname

Given name/s

| | |
|--|--|
| | |
|--|--|

Relationship to you

Phone no.

| | |
|--|--|
| | |
|--|--|

I. OTHER INFORMATION

19. Car Registration

20. Please provide details of any pets

Breed/type

Council registration / number

| | |
|----|--|
| 1. | |
|----|--|

| | |
|----|--|
| 2. | |
|----|--|

J. PAYMENT DETAILS

Property Rental

| | | | |
|----|-------------|----|-----------|
| \$ | per week OR | \$ | per month |
|----|-------------|----|-----------|

Rental Bond:

| |
|----|
| \$ |
|----|

First payment of rent in advance (2 weeks rent)

| |
|----|
| \$ |
|----|

Sub Total

| |
|----|
| \$ |
|----|

Amount payable on signing tenancy agreement (bank cheque or money order only)

| |
|----|
| \$ |
|----|

K. DECLARATION

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of 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.

I authorise the Agent to obtain personal information from:

- (a) The owner or the Agent of my current or previous residence;
- (b) My personal referees and employer/s;
- (c) Any record listing or database of defaults by tenants;
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) complete a credit check with TICA (Tenancy Information Centre Australia)

I am aware that the Agent will use and disclose my personal information in order to:

- (a) communicate with the owner and select a tenant
- (b) prepare lease/tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) complete a credit check with TICA (Tenancy Information Centre Australia)

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises. I am aware that I may access personal information on the contact details above.

Signature

Date

| | |
|--|--|
| | |
|--|--|