



cherrypm@outlook.com
0412 508 000

Cherry Property Management
9McGill St Kewdale

10am to 6pm Monday to Friday
By appointment as the office maybe unattended

ACN 601602 466
REIWA Member
T/C 69967

Application for Residential Tenancy

Property applying for: _____

Period/Rent

I/We have inspected the above-mentioned premises and wish to take tenancy of the premises for a period of

_____ months from _____ to _____ at a rental of \$_____ p/wk

Occupants

How many adults will be living in the premises? _____

How many children will be living in the premises? _____ Ages? _____

Pets

Type of pet: _____ Breed: _____ Age: _____

Type of pet: _____ Breed: _____ Age: _____

Does your pet have a real estate reference/s? _____ If yes please attach

Have any applicants ever been convicted of an offence that required you to serve jail time? _____

Have any applicants been in bankruptcy or are currently in bankruptcy? _____

Are you discharged from your bankruptcy at which date? _____

Homeswest Bond

Do you intend on applying for a Department of Housing bond? _____ Amount: \$ _____

Applicant's Request for Special Conditions:

TENANT PRIVACY STATEMENT

I must ensure that all tenants 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 to the above address with your tenancy application.

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 the 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 Landlord (and their lawyers as required)
- The Landlord mortgagee / insurer's
- Referees you have nominated
- Organisations / Trades people required to carry out maintenance to the premises
- Rental Bond Authorities
- Residential Tenancy Tribunals/Courts
- Mercantile Agents / Lawyers / Debt Collection Agencies
- Tenancy Databases (National Tenancy Database Pty Ltd & TICA Default Tenancy Control Pty Ltd)
- Other Real Estate Agents & Landlords

CONDITIONS RELEVANT TO MAKING AN APPLICATION AND OFFER

The person comprising the Applicant are not bankrupt and they each declare that all the information supplied in the Applicants Particulars are true and correct and are not misleading in any way.

The Applicant agrees to pay the rent one period in advance except for the first two weeks rent.

All acts and things which the Owner is required or empowered to do may be done by the Lessor or their appointed Managing Agent. Notice to the Owner must be served on the Managing Agent unless otherwise directed by the Owner.

The Applicant makes this Application and Offer jointly and Offer jointly and severally. Service of any notice to any one Applicant shall be deemed to be service on them all.

OFFER OF OPTION TO OWNER

The Applicant offers to the Owner an Option to Lease the Premises. The option to lease is created by the Owner's notification to the Applicant whether in writing or not that the Application and Offer is accepted by the Owner. The Option Fee payable with this Application and the Offer shall be the amount referred to in Option Fee Paid the period of the Option shall commence from and include the date of the acceptance of the Application by the Owner and continues two business days after the acceptance of the Application and Offer.

The Option is exercised by the Applicant either:

1. executing the Lease; or
2. taking possession of the Property with the Owner's consent; or
3. giving notice in writing to the Owner exercising the Option whichever occurs first.

If the Option is exercised by the Applicant, then the Option Fee paid is credited to the rental payable pursuant to the Lease. If not exercised, the Option Fee will remain the property of the Owner pursuant to section 27(2)(a) of the Residential Tenancies Act 1987.

The Applicant encloses with the Application an Option Fee for the sum referred to in Option Fee Paid. It is agreed that the acceptance of this Application is subject to the approval of the Owner in the Owner's absolute discretion. The Applicant UNDERSTANDS THAT WITHDRAWAL AFTER ACCEPTANCE OF THE APPLICATION AND OFFER WILL RESULT IN FORFEITURE OF THE OPTION FEE.

Signed by:

APPLICANT 1: (Signature & Name) _____ Date _____

(Witness name & Signature) _____ Date _____

APPLICANT 2: (Signature & Name) _____ Date _____

(Witness name & Signature) _____ Date _____

APPLICANT 3: (Signature & Name) _____ Date _____

(Witness name & Signature) _____ Date _____

First Applicant

(Please note all details must be completed in order for the application to be processed)

Personal Details

Surname: _____ Given Names: _____

Phone: Home: _____ Work: _____

Mobile: _____ Email: _____

Date of Birth: _____ Smoker: Yes / No

Drivers Licence No: _____ State: _____

Passport No: _____ Country Issued: _____

Car Make: _____ Colour: _____ Registration No: _____

Current Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Previous Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Current Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

Previous Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

First Applicant

Student Details

University/College: _____ Course/Field: _____

College Address: _____ Phone: _____

Lecturer/Teacher: _____ Course/Field Dates: _____

Next of Kin

Name: _____ Relationship to you: _____

Address: _____ Phone: _____

Emergency Contact

Name: _____ How Related: _____

Address: _____ Phone: _____

Personal References

1. Name: _____ Occupation: _____

Address: _____ Phone: _____

2. Name: _____ Occupation: _____

Address: _____ Phone: _____

Have you supplied 100 points of Identification?

Passport	40
Driver's License / Proof of Age Card	40
Student Card with Birth Date	20
Medicare Card	20
Synergy or Alinta Account with current address	10
Previous rental history statement from last landlord	10

Have you paid an Option Fee?

The option fee is \$ _____ and must be paid via EFT after the application is submitted to Cherry Property Management. Bank details will be supplied at this time

The option fee is refunded if you are not accepted or you withdrawal prior to the application being accepted.

Application acceptance is when a sms, message bank or conversation has been sent from our office

Have you supplied proof of income?

The last three payslips or bank statements in your name
Last year's tax return and ABN for self employed
Income Statement from Centrelink

Have you supplied The Ministry of Housing Bond Confirmation Letter?

The confirmation letter must be attached

Second Applicant

(Please note all details must be completed in order for the application to be processed)

Personal Details

Surname: _____ Given Names: _____

Phone: Home: _____ Work: _____

Mobile: _____ Email: _____

Date of Birth: _____ Smoker: Yes / No

Drivers Licence No: _____ State: _____

Passport No: _____ Country Issued: _____

Car Make: _____ Colour: _____ Registration No: _____

Current Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Previous Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Current Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

Previous Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

Second Applicant

Student Details

University/College: _____ Course/Field: _____

College Address: _____ Phone: _____

Lecturer/Teacher: _____ Course/Field Dates: _____

Next of Kin

Name: _____ Relationship to you: _____

Address: _____ Phone: _____

Emergency Contact

Name: _____ How Related: _____

Address: _____ Phone: _____

Personal References

1. Name: _____ Occupation: _____

Address: _____ Phone: _____

2. Name: _____ Occupation: _____

Address: _____ Phone: _____

Have you supplied 100 points of Identification?

Passport	40
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The confirmation letter must be attached

Third Applicant

(Please note all details must be completed in order for the application to be processed)

Personal Details

Surname: _____ Given Names: _____

Phone: Home: _____ Work: _____

Mobile: _____ Email: _____

Date of Birth: _____ Smoker: Yes / No

Drivers Licence No: _____ State: _____

Passport No: _____ Country Issued: _____

Car Make: _____ Colour: _____ Registration No: _____

Current Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Previous Address

Property Address: _____

Name of Owner/Agent: _____

Address: _____ Phone: _____

Term of Tenancy: _____ / _____ / _____ to _____ / _____ / _____ Rental Paid (per week): \$ _____

Reasons for Leaving: _____

Current Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

Previous Employment

Occupation: _____ Wage (per week): _____

Employer: _____

Address: _____

Employment Date From _____ to _____ Phone: _____

Third Applicant

Student Details

University/College: _____ Course/Field: _____

College Address: _____ Phone: _____

Lecturer/Teacher: _____ Course/Field Dates: _____

Next of Kin

Name: _____ Relationship to you: _____

Address: _____ Phone: _____

Emergency Contact

Name: _____ How Related: _____

Address: _____ Phone: _____

Personal References

1. Name: _____ Occupation: _____

Address: _____ Phone: _____

2. Name: _____ Occupation: _____

Address: _____ Phone: _____

Have you supplied 100 points of Identification?

Passport	40
Driver's License / Proof of Age Card	40
Student Card with Birth Date	20
Medicare Card	20
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INFORMATION FOR LESSORS (LANDLORDS) AND APPLICANTS

ATTACHMENT A

Written Notice about Use of Tenancy Databases

Section 82C (2)

Residential tenancy databases are often used by lessors (landlords) and property managers to check an applicant's tenancy history and improve their chances of finding a reliable tenant.

Under the Residential Tenancies Act 1987, lessors and property managers must provide written notice to prospective tenants about the residential tenancy databases that they use.

The database/s we use are:

TENANCY INFORMATION CENTRE AUSTRALIA PTY LTD (TICA)

TENANT ENQUIRIES

TICA PUBLIC ENQUIRIES DEPARTMENT

190 222 0346 (CALLS CHARGES AT \$5.45 PER MINUTE, HIGHER FROM MOBILE AND PAY PHONES)

P.O. BOX 120 CONCORD NSW 2137

TICA's hours of operation are between 9am and 5:30pm Monday to Friday AEST.

(Our office is closed during NSW Public Holidays and throughout the Christmas period from Christmas Eve until the first working day of the New Year).

NATIONAL TENANCY DATABASE (NTD - OPERATED BY REIWA)

NTD PUBLIC ENQUIRIES DEPARTMENT

1300 563 826 Fax: (07) 3009 0619

GPO BOX 13294, George Street, Brisbane QLD 4003

Email: info@ntd.net.au

website: www.ntd.net.au

If we discover personal information about you on a tenancy database during the application process, we will advise you within 7 days of using the database.

Special Conditions to the Tenancy Agreement

1. **Inspections** - Tenants are aware that the Agent will conduct routine inspections on the property four to six weeks after the tenants have moved in and quarterly thereafter.
2. **Keys** - Should Tenants lose or misplace their keys, they may collect the master key held at our office and return it during business hours (9am to 5pm, Monday to Friday) only. After hours and on weekends / public holidays, Tenants are to arrange a locksmith at their cost.
3. **Utilities** The Tenant is responsible for arranging their own utility connections and disconnections – Alinta Gas, Synergy or gas bottle delivery.
4. **Insurance** - The Applicant/s acknowledges that they are responsible for their own contents insurance. The Applicant/s should arrange their own insurance to cover their own contents.
5. **Pets at the property** - Tenants are aware that pets are not permitted on the premises unless authorised by the owners. If a pet is located on the property whilst Tenants have no permission to keep one, Tenants will automatically be issued with a “*Notice of Breach of Agreement*”. If the landlord has granted permission to keep pets tenants agree to the following conditions -
 - a. we will keep the yard clean & free from animal faeces
 - b. we will clean up any rubbish / items scattered by the pet
 - c. we will not allow the animal inside the residence at any time
 - d. we will repair any damage to the premises caused by the animal, and will also protect and immediately rectify any damage caused to garden irrigation systems and fittings. we agree to replace plants or vegetation damaged or destroyed by the pet directly, or indirectly (ie. Plants died because garden irrigation system was damaged by pet)
 - e. other than any pet listed above and approved by the owner, we will not keep any other animals of any kind on the rental premises, (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals.
 - f. we agree that this agreement is only for the specific pets described in the schedule of this agreement and we will not harbour, substitute or "pet-sit" any other pet, and we will rehouse any of the pet's offspring within 45 days of birth (should this occur)
 - g. we agree not to leave food or water for the pet outside the premises where it may attract other animals and/or insects (ie European Wasps)
 - h. the pet shall not cause any sort of nuisance or disturbance to neighbours. Noise, day or night, must not disturb others. We agree to do whatever is necessary to keep our pet from making noise that would annoy others, and we will take steps to immediately rectify complaints made by neighbours or other tenants.
 - i. upon vacating the property Tenants are to have the premises professionally treated against fleas / infestation at their expense, and a receipt is to be supplied to confirm that this has been carried out.
6. **Vehicles at the property** – Parking is not permitted on lawns & verges. Any damage caused to lawns / plants / reticulation / sprinklers caused by Tenants’ or their visitors’ vehicles, shall be Tenants’ responsibility to rectify immediately at tenants’ expense.
7. **Car bodies** - unregistered vehicles or car bodies are not to be kept or remain at the Property
8. **Parking** - The tenant/s acknowledges no parking is allowed on the lawns, verges, or any grassed areas of the property.
9. **Leaking cars / staining** - oil drip trays to be used to prevent oil staining to driveways, carport & garage floors. Any oil stains & spillages must be cleaned immediately.
10. **Unregistered Vehicles** - The tenant/s is aware that they are not to keep any unregistered vehicles on the property.
11. **Carpet & Tile Cleaning** - The tenant/s are aware the carpets (if applicable) and floor tiles must be professionally steam cleaned by a company approved by the agent, no more than 1 day prior to vacating with a receipt provided or in turn every 12 months for the duration of the tenancy.
12. **Chopping Boards** - chopping boards must always be used on kitchen bench tops.
13. **Ovens/Stove Tops/exhausts** - must be regularly cleaned and not allowed to build-up burnt-on food.
14. **Floorboards** - The tenant/s are aware that all floorboards must be protected from furniture scratches and/or marks with the use of furniture protectors (ie felt / carpet protectors) and any water damage that may occur from pot plants etc.
15. **Mould** - the Agent accepts no responsibility whatsoever for any damage to Tenants’ clothing and/or property from condensation and/or mould. Tenants are required to adequately ventilate the property at all times, especially during

winter months to prevent condensation, which may result in formation of mould. Any mould damage that occurs as a result of non-ventilation will be removed / repaired at Tenants' cost unless proof of a building fault is established.

16. **Smoking** - The tenant/s acknowledges no smoking is permitted inside the premises or under a patio or entry way by either tenants and/or guests. Should the property have any nicotine smell in or around, the tenant is responsible for the pressure cleaning of the external surfaces of the property. Any costs for stains, burn marks, or smells will be the tenant's expense. Cigarette butts are not to be left lying around at the property
17. **Smoke Alarms** - The tenant/s is aware and agrees to ensure the batteries in the smoke alarm are operational at all times. You are not for any reason remove the smoke alarms without prior consent from the agent.
18. **Unnecessary Callout Costs** - The tenant/s are aware and agree that if a contractor attends the property and no fault is found, or the fault has been caused by an act or omission from the tenant/s or visitors to the property, the tenant/s will be responsible for the full reimbursement to the owner of the contractor's invoice including the call out fee, parts and labour.
19. **Air conditioner Maintenance** - The tenant/s is aware and agrees that if the property is fitted with an air conditioner; the tenant is required to clean the filter pads once a month in summer and if reverse cycle (heats) once a month in winter as per instruction manual or if one is not available request instruction from someone in our office before your tenancy begins to ensure good operation of the unit and prevent motor burn out in the midst of summer and discomfort to the tenant.
20. **Hot Water System Pilot Lights** - The tenant agrees and is aware that should the hot water system not be in working order at any stage and has a pilot light they must attempt to relight this themselves using the manual on the interior of the door panel of the unit. If a plumber is engaged to attend and relight a pilot light the tenant will be charged the cost of this call out unless it is faulty.
21. **Reticulation** - If the property is reticulated the tenant is aware that the owners will be responsible for normal wear and tear and breakage of the underground reticulation pipe work (As long as the area has not been driven on by any vehicle). If it is found that any part of the reticulation has been broken or misused by the tenant/s (parking cars, digging etc) the tenant must make repairs of the reticulation pipes and sprinklers. The tenant is also aware and agrees that should the reticulation not be working at any time they are responsible to provide hand water until such time as the reticulation is repaired.
22. **Water Restrictions and Lawns/Gardens** - all gardens and lawns must be watered as per current water restrictions. Lawns must be regularly mowed & edged, gardens maintained and weeded. If Tenants are served with a breach notice for not maintaining the lawns & gardens to an acceptable standard and the Breach isn't rectified, the owner may choose to terminate the tenancy.
23. **Taps** - The tenant is aware and agrees that tap washers are the tenant's responsibility and they will need to be changed before a plumber will attend for any leaking taps.
24. **Pools, Spas and Water Features** - If the property has a pool, spa or water feature the tenant agrees during the tenancy to clean, maintain and have it chemically tested and balanced on the last day of the tenancy by a reputable company and provide a printout / receipt of this when the keys are handed back in.
25. **Pot Plants** - The tenant/s agrees not to place any pot plants directly on the carpet / floorboards / paving.

I acknowledge that I have read and understood the Terms and Conditions, and the Special Conditions listed above

Applicant 1 Name & Signature: _____

Date: _____

Applicant 2 Name & Signature: _____

Date: _____

Applicant 3 Name & Signature: _____

Date: _____