

Residential Tenancy Application

For your application to be processed you must answer all questions

MichaelKris Real Estate

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Senior Property Manager: Vreni Powell
Mobile: 0423 382 309



What is the address of the property you would like to rent?

Lease commencement date?			Lease Term?		How many people will normally occupy the property?	
Day	Month	Year	Years	Months	Adults	Children
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

APPLICANT 1

1. Please give us your details

Mr Mrs Miss Ms Dr Other

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

APPLICANT 2

1. Please give us your details

Mr Mrs Miss Ms Dr Other

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

UTILITY CONNECTION- This is a FREE service that connects all your utilities



MyConnect is a FREE and easy to use utility connection service

Phone: 1300 854 478
Fax: 1300 854 479
Email: enquiry@myconnect.com.au
Web: www.myconnect.com.au

Please tick utilities required:

Electricity Gas Phone Internet Pay TV

The Main Electricity switch must be in the 'OFF' position between 7 am and 6 pm on the day of connection

By signing this application, I:

Consent to the disclosure of information on this form to myconnect ABN 34121 892 331 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities.

Print Name: _____ Signed: _____ Date: _____

APPLICANT 1

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

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

Why did you leave this address?

4. Please provide your employment details

What is your occupation?

Employer's name *(inc. accountant if self employed or institution if a student)*

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

5. Next of kin details (not residing with you)

Surname Given name/s

Home no. Work/mobile

Relationship to you

6. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname Given name/s

Home no. Work/mobile

2. Surname Given name/s

Home no. Work/mobile

APPLICANT 2

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

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

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1. Surname Given name/s

Home no. Work/mobile

2. Surname Given name/s

Home no. Work/mobile

7. Full names and ages of all OTHER persons who will reside at the property

Names	Ages
1.	
2.	
3.	
4.	

8. Please provide details of any pets

Breed/type	Council registration number
1.	
2.	
3.	

9. Registration, make & model of all vehicles permanently kept at the property

1.
2.
3.

10. THESE PREMISES ARE SMOKE FREE INSIDE.

11. Payment details

Please indicate how you propose to pay your bond:

Own funds SA Housing Trust

Please indicate how you propose to pay your initial rent

Own funds EasyBond SA Housing Trust

Property rental

\$ Per week OR \$ per month

First payment of rent two weeks in advance

\$
\$
\$

Rental bond 4 / (6 weeks if rent more than \$250 per week)

Sub total (payable before possession of property)

Payment Method:

Direct or Internet Banking

Cheque or Money Order

DECLARATION

The applicant acknowledges:

1. that the landlords insurance will not cover the tenant's contents and it is advised that the tenant should obtain contents and public liability insurance.
2. that the terms and conditions were available at the time of applying as these form part of the tenancy agreement and the tenant agrees with these terms and conditions.
3. that upon being advised of approval of this application by the agent a legal tenancy agreement is created and if the tenant(s) choose not to proceed, the agent will begin procedures to relet the property and MAY choose to recover costs incurred from the reletting as set down by the Residential Tenancies Act 1995.
4. That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property as per SA Water calculations. Costs to be calculated on a daily basis.

5. Please Note: Our tenancy agreements contain a special clause stating: NO SMOKING INSIDE THE PREMISES

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; If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.

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 NTD (National Tenancies Database)

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.

If there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement, the terms of the Residential Tenancy Agreement prevail.

Privacy Act 1988- The personal information the Applicant provides in this Application or collected from other sources is necessary for the Agent to verify the Applicant's identity to process and evaluate the Application and to manage the tenancy. Personal information collected about this Applicant in this Application and during the course of the tenancy (if this Application is approved) may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases. Information already held on Residential Tenancy Databases may also be disclosed to the Agent and/or landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that Agreement, this fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the Landlord or, third party operators of residential tenancy databases and or other agents.

Applicant Acknowledges the Agent's disclosure of the use of Residential Tenancy Database

TICA – PO Box 120 Concord NSW 2137 or Telephone 190 222 0346

NTD- GPO Box 13294 George St, Brisbane Qld 4003, Telephone 1300 563 826, or www.ntd.net.au

Signature of Applicant 1 _____ Date...../...../..... Signature of Applicant 2 _____ Date...../...../.....

Name Applicant 1 _____ Name Applicant 2 _____



POLICY FOR LATE ARREARS

At Michaelkris Real Estate we pride ourselves in our careful tenant qualification and screening process. Application are approved **ONLY** on the grounds that we are confident the rent will be paid on time. However, a minority of tenants still get behind in their rent, despite all our rental screening procedures.

As we do not know who this will be when we sign tenancy agreements, we need to advise each tenant of our **ZERO TOLERANCE** policy for late rental payments.

Follow up involves phone calls and letters. This may cause some people to become upset, embarrassed and resentful. However we do not apologise for such actions as we believe that rent must be paid on time....all the time! We make it clear that our clients who own the rental property have taken out a mortgage. This person has approved your application **ONLY** on the grounds that your rent will be paid on time every time.

Therefore if you believe you may be late with a payment. **YOU MUST** notify us at least 3 working days before that payment is due so we can inform the landlord so they can prepare to make other arrangements for the payment.

In the event that your rent is 16 days late being received a **NOTICE of TERMINATION** will be issued; if the payment is not made, **EVICITION WILL FOLLOW.**

Occasionally some tenants are continually late with payments, without becoming a full 14 days behind. If we have a tenant that is consistently behind despite our efforts, we will recommend to the Landlord that the lease not be renewed for this reason. The tenant will be required to vacate the property at the end of their lease, and will also be furnished with a poor performance reference should a new Landlord or Agent require one.

In extreme cases, details of the tenancy are lodged with a Tenancy Default Database. This will affect further tenancy agreements with other Real Estate Agents not only in South Australia, but Australia wide. This may cause you inconvenience and hardship.

It is the tenant's responsibility to ensure that their rent is paid on time. We accept this application only on the provision that the tenant understands this obligation and commits to pay rent in advance at all times.

Name:

Signature

Date:

Name:

Signature

Date:



PLEASE READ THE FOLLOWING CAREFULLY

TO BE ABLE TO LEGALLY PROCESS YOUR APPLICATION FOR TENANCY, WE REQUIRE YOU TO:

- ✓ Fill in completely and sign (all application) **the Application Form** with all relevant information and reference information.
- ✓ Sign (all applicants) the **Privacy Act Acknowledgement Form**
- ✓ Provide required copies of **identification 100 Point Check**

PROOF OF IDENTIFICATION REQUIRED – 100 POINT CHECK

We require **each applicant** 18 years. and over to provide the following

WE REQUIRE IDENTIFICATION WITH A 100 POINT VALUE OR MORE

Identification required PER applicant	Point Value
Current Rent Ledger/Rent book (Rent Payment Record) Must show date rent was paid with dates paid to/from	50 Points
Current Driver's Licence – with photo	40 Points
Latest Electricity or Gas Account	40 Points
Current Passport (Non-Australian Residents Only)	40 Points
School/Tertiary Education Photo ID	40 Points
Medicare Card	20 Points
Current Vehicle Registration	20 Points
Citizenship Certificate	10 Points
Birth Certificate	10 Points
Bank Account Statement	10 Points
Debit/Credit Card (photocopy)	10 Points

Processing and Application Acceptance/Non-Acceptance

- Your application will be processed with the information provided and put to the landlord for their acceptance or non-acceptance.
- We may not contact you if your application has not been accepted. You may contact us for an answer should you not hear from us.
- **No reason will be disclosed for non-acceptance of application.**
- Should your application be accepted, and you accept, you will at that time be bound to the terms of the **rent**, agreed **start date** and **term** of the lease.
- **Water charges may also apply.**
- **You will be requested to pay the bond once the tenancy has been accepted.**
- We will then arrange an appointment time to sign a written tenancy agreement and the payment of the first payment of rent.
- It is up to you to arrange connection of electricity, telephone, gas etc.