

APPLICATION FOR TENANCY

PROPERTY ADDRESS: _____

APPLICANT NAME: _____

THIS APPLICATION IS MADE ON THE: _____

In order to process this application all questions must be answered fully. The completion of this application is not an acceptance. Failure to fully complete this application may result in the application not being processed.

I/We the said applicant/s declare that all the information contained in this application is true and correct, and that the information provided of my/our own freewill. I/We further authorize the agent to contact any of the referees or references supplied by me/us in this application for verification of the details provided.

I/We declare the following

1. I/We inspected the property on the _____
2. I/We wish to apply to rent the above property for a period of _____ months commencing on _____
3. I/We agree that the rent is \$ _____ per week and that the rental bond is \$ _____, equal to four weeks rent
4. I/We the applicants declare that I/We am are not bankrupt and that I/We have not entered into any scheme of arrangement for payment of monies to any creditors. I/We further declare that I/We am/are not paying off any previous rental debt.
5. I/We agree to supply up to date bank statements to establish current financial situation.
6. I/We authorize the agent to access and check any information that may be listed on me/us on the TICA DEFAULT TENANCY DATABASE and any other tenancy databases which may be available.
7. I/We agree and understand that in the event of this application being rejected there is no requirement at law for the agent to disclose to me/us the reason for such rejection. I/We also agree that I/We will not raise any objection for not being provided a reason for any rejection of this application.
8. I/We agree and understand that in the event of this application being approved by the agent, the agent may report any defaults that may occur from time to time in the tenancy with TICA DEFAULT DATABASE and any other tenancy database which may be available. I/We understand that in the event of a default being reported to the TICA DEFAULT DATABASE or any other tenancy database, the removal of such information is subject to the guidelines of the database companies.
9. I/We agree and understand that in the event of this application being approved all initial monies will be paid to the agent by money order or bank cheque.
10. I/We agree that no keys for this property will be provided by the agent to me/us until such times as all monies owed are paid in full in accordance with clause 8 above.
11. I/We agree that I/We will abide by the policies of the office of the agents may be provided to me/us in relation to this tenancy.
12. I/We agree that upon communication of acceptance of this application by the landlord or his agent that this tenancy shall be binding on both the landlord and the tenant. I/We further agree that I/We sign the tenancy agreement, and be bound by the terms and conditions of the tenancy agreement.
13. If photocopying is carried out by this office for prospective tenants there will be a fee of \$5.00 per person.

Applicants Signature

Agents Signature

APPLICANTS NAME

SURNAME _____ GIVEN NAMES _____

ADDRESS _____

D.O.B _____ D/L _____ STATE _____

PASSPORT _____

APPLICANTS CONTACT NUMBERS

(H.) _____

(W.) _____

(M.) _____

(EMAIL.) _____

VEHICLE

TYPE _____

REGO _____

NUMBER OF OCCUPANTS

Adults _____ Children _____ Ages _____

SMOKER: YES/NO

OCCUPATION (CURRENT EMPLOYER) OCCUPATION

_____ EMPLOYER _____

ADDRESS _____

PHONE _____ INCOME \$ _____ CONTACT _____

PERIOD OF EMPLOYMENT _____

OCCUPATION (PREVIOUS EMPLOYER) OCCUPATION

_____ EMPLOYER _____

ADDRESS _____

PHONE _____ INCOME \$ _____ CONTACT _____

PERIOD OF EMPLOYMENT _____

OTHER INCOME

ADDITIONAL INCOME or BENEFITS RECEIVED _____

AMOUNT \$ _____

PETS

PETS OWNED _____

BREED _____

REGISTERED _____

PRESENT ADDRESS

AGENT / LANDLORD _____

PERIOD OF OCCUPANCY _____ RENT PAID _____ per week

ADDRESS _____

BOND \$ _____ PHONE _____ CONTACT _____

REASON FOR LEAVING _____

PREVIOUS ADDRESS

AGENT / LANDLORD _____

PERIOD OF OCCUPANCY _____ RENT PAID _____ per week

ADDRESS _____

BOND \$ _____ PHONE _____ CONTACT _____

REASON FOR LEAVING _____

PERSON TO CONTACT IN EMERGENCY

NAME _____ PHONE _____

ADDRESS _____

NEAREST RELATIVE NOT LIVING WITH YOU

NAME _____ PHONE _____

ADDRESS _____

MONEY TO BE PAID PRIOR TO OR WHEN SIGNING THE LEASE

(This payment must be paid via cash, or money order)

2 weeks rent: \$ _____

Rental Bond (4 weeks): \$ _____

Total: \$ _____

Name.....

I, the said applicant do solemnly declare that I have read and understand this application for tenancy and the information contained in this application is true and correct and that all information was supplied of my own free will.

Signature of Applicant _____

Signature of Agent _____

The following questions must be answered

1. Has your tenancy ever been terminated by a landlord or agent? YES / NO
If yes, give details _____
2. Are you in debt to another landlord or agent? YES / NO
If yes, give details _____
3. Have any deductions ever been made from your rental bond? YES / NO
If yes, give details _____
4. Are there any reason known to you that would affect your future rental payments? YES / NO
If yes, give details _____
5. I acknowledge that the landlord and the landlord's agent will rely on the truth of the above answers in assessing the application for tenancy,

REQUEST FOR TENANCY REFERENCE

(Please find enclosed signed Privacy Statement from applicants)

In accordance with the Privacy Act, I/We the undersigned authorise the recipient of this fax to give EDGE Residential Real Estate information regarding my/our history.

Tenants. _____

Property. _____

Agency Name & Suburb. _____

Agency Phone & Fax. _____

Signature of Applicant. _____

Signature of Applicant. _____

**PLEASE FILL OUT THIS FORM & FAX TO US ON
(02) 4369 3819 WITH A COPY OF THE MOST RECENT
TENANCY HISTORY.**

Did the above tenants reside at this address: Yes / No

How many people on the lease:

Period of tenancy:

Rent per week:

Rent Payments:

- Very good — Always on time
- Always under 7 days in arrears
- Always well in arrears (7days+)

Comments:

Routine Inspections:

- Good
- Satisfactory
- Unsatisfactory

Comments:

General Reference:

- Would rent to again
- Good tenant
- Cooperative tenant
- Uncooperative tenant

Comments:

Bond:

- Refund / Claimed in full (please circle)
- Claimed part

Comments:

Notices:

- Termination notices? Yes / No

Date of most recent notice:

Reason:

Comments:

Maintenance;

- Always reported on time
- Slow to report maintenance
- Impatient with maintenance

Comments:

Vacating Inspection

- Good vacating inspection
- Had to return for cleaning — Major / Minor
- Unsatisfactory

Comments:

Pets

- Kept pets with permission Inside / Outside
- Kept pets without permission

Comments:

General Comments:

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100 POINTS CHECK LIST

As detailed below is a list of documents and points:

- Last 4 rent receipts 20 points
- Drivers License 40 points
- Photo ID 30 points
- Passport 40 points
- Min. of 2 references from a previous landlord or agent 20 points
- Current motor vehicle registration papers 10 points
- Copy of Birth Certificate 30 points
- Copy of previous telephone, electricity, gas bills 10 points
- Bank statement 10 points
- Employment reference on letterhead 20 points
- Current wages advice 20 points

Portcam Pty Ltd trading as EDGE Residential Real Estate
 Shop 12 Saratoga Shopping Village, Village Rd,
 Saratoga NSW 2251
 ABN 74146495963

DIRECT DEBIT REQUEST

Request & Authority to debit the account named below to pay
EDGE Residential Real Estate **USER ID 208324**

Request & Authority to debit	Surname(s) or Company name
	Given name(s) or ABN
	Signature(s)
	Date
Name & Address of Financial Institution at which Account Is held	Request you until further notice in writing, to debit my/our account described in the schedule below any amounts which Niamh Pty Ltd trading as Edge Residential Real Estate may debit or charge me/us through the Direct Debit System
	Financial Institution Name
	Address
Details of Account to be Debited	Name of Account
	BSB # _ / _ / _ / - _ J _ / _ / Account # _ _ / _ / _ _ / _ / _ / _ / , _ _ / _ /
Acknowledgement	<p>By signing this Direct Debit Request I/we acknowledge having read and understood the terms and conditions governing the debit arrangements between me/us and Niamh Pty Ltd trading as Edge Residential Real Estate as set out in this Request and in the Direct Debit Request Service Agreement.</p> <p>I/We understand and acknowledge that:</p> <ol style="list-style-type: none"> 1. The Financial Institution may, in absolute discretion, determine the order of priority of payment by it of any money pursuant to this Request or any authority or mandate. 2. The Financial Institution may, in its absolute discretion, at any time by notice in writing to me/us, terminate this Request as to future debits. 3. The User may, by prior arrangements and advice to me/us, vary the amount of frequency of future debits.

Direct Debit Authority for Payment of Rent

Tenants Name: _____

Address of Property: _____

I/We hereby authorize Niamh Pty Ltd trading as EDGE Residential Real Estate at Shop 12 Saratoga Shopping Village, Village Road, Saratoga NSW 2251 to use the Direct Debit System for my/our rental payments due.

Rental Amount to be debited: \$ _____ Period: Weekly

Commencement Date: _____

Signature(s) _____