

AREASPECIALIST

Rental Application Form

To apply for a property you must:

- Complete entire application form
- Sign the Privacy Declaration
- Submit to our office or email to leasing@areaspecialist.com.au

Should your application be successful, you must sign the rental agreement and pay the first month's rent within 24hrs.

Note: Applications may take 2-3 business days to process

A. Property Details

Preferred commencement date:	Lease term:	No. of Applicants:	No. of Children:	Ages:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Pet(s) - How many:	Type of Pet(s):			
<input type="text"/>	<input type="text"/>			
Address:	Happy with the condition of property upon inspection?			
<input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Have not inspected the property			
Second preference:	Happy with the condition of property upon inspection?			
<input type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Have not inspected the property			

B. Applicant Details

Full name:	<input type="text"/>	
Current address:	<input type="text"/>	
Email address:	<input type="text"/>	
Mobile:	Home phone:	Work phone:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Licence no.	Passport no.	Medicare no.
<input type="text"/>	<input type="text"/>	<input type="text"/>
Licence state:	Passport country:	Rego no.
<input type="text"/>	<input type="text"/>	<input type="text"/>
Next of Kin name:	Phone:	Relationship:
<input type="text"/>	<input type="text"/>	<input type="text"/>

C. Identification

Please note: You must supply 100 points of photocopied I.D, 3 Payslips and a current Centrelink Statement (if applicable).

- | | | |
|---|--|---|
| <input type="checkbox"/> (25pts) Driver's Licence | <input type="checkbox"/> (25pts) Passport | <input type="checkbox"/> (15pts) Payslips |
| <input type="checkbox"/> (25pts) Age Card / Student I.D | <input type="checkbox"/> (15pts) Proof of Current Bank Balance | <input type="checkbox"/> (15pts) Utilities Account |
| <input type="checkbox"/> (20pts) Medicare Card | <input type="checkbox"/> (20pts) Concession/Pension Card | <input type="checkbox"/> (15pts) Centrelink Statement |

D. Rental History

Current address:	How long have you been at the property:	
<input type="text"/>	<input type="text"/>	
Residential Rental Provider (RRP)/ Agent:	Phone:	Weekly rent paid:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Reason for leaving:	<input type="text"/>	

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Previous address:

How long did you reside at the property:

Previous RRP / Agent:

Phone:

Previous weekly rent paid:

Reason for leaving:

E. Employment

Current Occupation:

 Full Time Part Time Casual

Employer:

Contact name:

Contact number (no mobiles numbers):

Length of employment:

Net monthly income:

Previous Occupation:

Full Time Part Time Casual

Employer:

Contact name:

Phone:

Length of employment:

Net monthly income:

Centrelink income per month (if applicable)

F. Self-Employed

Business name:

Income per week:

Address:

ABN:

Phone:

Accountant:

Accountant phone:

G. References


Please provide a Professional Character Reference

Full name:

Phone:







Relationship to you:

H. Utility Connection Service



a really smart move

MyConnect will contact you to connect your utilities for FREE

Select your required utilities:

Water
(Compulsory)












Electricity

Gas

Internet

Phone

Pay TV

OR Tick here to opt out

Unless I have opted out of this section, I/we:

Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 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. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.

☎ 1300 854 478
✉ enquiry@myconnect.com.au
🌐 myconnect.com.au

I. Execution, Declaration And Database Notification

Please note: Your application will not be processed unless you have inspected the property, copies of the required proof of identity have been attached and the declaration and acceptance of terms of the rental below has been read and signed.

DECLARATION

- I hereby offer to rent the property from the owner under a lease to be prepared by area specialists.
- Should this application accepted by the owner / RRP I agree to enter into a Residential Rental Agreement.
- I acknowledge that this application is subject to the approval of the owner / RRP
- I declare that all information contained in this application (including the additional page's) is true and correct and given of my own free will.
- I declare that I have inspected the premises and am not bankrupt.
- If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a rental default database and to agents / RRP's of properties I may apply for in the future in accordance with Section 439 of the Residential Tenancies Act (1997).
- I am aware that if information is not provided, or I do not consent to the uses to which personal information is put, the owner / RRP will not grant me a lease / rental of the premises.

I authorise the Agent to obtain personal information from:

- The owner or the Agent of my current or previous residences;
- My referees and employer/s;
- Any record listing or database of defaults by RRP's, and I authorise and consent to each of those persons providing requested personal information about me to the Agent

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

- Communicate with the owner / RRP and select a renter.
- Prepare lease / rental documents.
- Allow tradespeople or equivalent organisations to contact me.
- Lodge/claim/transfer to/from a Bond Authority.
- Undertake and/or enforce legal process/decisions of a Tribunal/Court and/or Statutory Authority (where applicable).
- Refer to collection agents/lawyers (where applicable).
- Complete a credit check with a residential rental database
- Transfer water account details into my name.

ACCEPTANCE OF TERMS OF RENTAL

- I acknowledge that this is an application to lease this property and that my application is subject to the owner's approval and the availability of the premises.

- No action will be taken against the owner/agent if the application is unsuccessful or should the premises not be available for occupation on the due date for whatever reason
- I acknowledge that it is the responsibility of the renter's to check with the telephone provider before proceeding with the rental to confirm the status of the landline at the property.
- I acknowledge that the renters are responsible for connection and payments of gas, electricity, telephone and water usage. The renter is also responsible for ensuring the main switch is in the off position for power connection.
- I acknowledge that the premises is a "smoke free zone" and will ensure that I, other occupants and/or guests do not smoke inside the premises.
- Should the owner / RRP accept this application I accept that I will be required to sign the rental agreement and pay the full bond within 24 hours of my application being approved. I also agree to pay the bond and first month rent by either bank cheque or money order. The owner reserves the right to withdraw their acceptance and offer the property to other applicants.
- I acknowledge that the keys will not be available until the day the rental commences.
- I accept the property in the condition as inspected (exceptions to be provided in writing, signed, dated and attached to this application).
- I accept that this property is subject to its availability on the due date and no action shall be taken on my part against the RRP or the agent should under any circumstances the property not be available for occupation on the due date.

DATA BASE NOTIFICATION

Area Specialist uses the following residentialrental database companies to check the history of all applicants.

- I confirm that I have been notified of rental databases, their contact details and the reasons for use.

If you wish to contact these organisations their details are:

NATIONAL TENANCIES DATABASE
Ph 1300 526 836 www.ntd.net.au

TICA
Ph 1902 220 346 www.tica.com.au

Print Name

Signature

Date

AREA SPECIALIST KEYSBOROUGH
2/481-485 Cheltenham Road
Keysborough VIC 3173

(03) 7002 4194
areaspecialist.com.au