

APPLICATION FOR TENANCY

Address of premises

Type of premises: Apartment House Garage Furnished Unfurnished

Rent per Week Month : Commencement date: Lease term:

Bedrooms: Bathrooms: Car spaces:

No. of occupants: No. of children: Pets:

Full name: D.O.B:

Phone: Work: Mobile:

Email address:

Present address:

Period of occupancy: Rent per week:

Current agent: Phone:

Previous address:

Previous agent: Phone:

Occupation: Net income/week: Period of employment:

Employers name: Phone:

Employers address:

Full time Part time Contact name:

Previous employer: Period of employment:

Employers address: Phone:

Personal reference 1: Phone:

Personal reference 2: Phone:

Drivers lic. no.: State of issue:

Passport no.: Country of issue:

Next of kin: Phone:

RESERVATION OF THE PREMISES In accordance with clause 12 of the Residential Tenancy Act Regulation 1995, Section 12, it is hereby acknowledged that the reservation fee referred to in this application for tenancy form is subject to the following conditions:

1. The applicant has paid a reservation fee of \$_____ equivalent to _____ days rent to reserve the premises in favour of the applicant for a period of _____ days from ___/___/___ to ___/___/___. (The reservation fee is calculated on the basis that one day reserved equals one day rent, subject to a maximum of 7 days.)

2. The property will not be let during the reservation period pending the making of a Residential Tenancy Agreement.

3. If the landlord decides not to enter into the Residential Tenancy Agreement on the agreed terms for the residential premises concerned during the reservation period, the whole of the fee will be refunded.

4. Should the applicant advise they will not be going ahead then the owner may keep so much of the fee as being equal to the pro-rata amount of rent that would have been then payable during the reservation period.

5. During the reservation period, no fee will be taken from any other applicant nor will the premises be reserved to another's favour.

APPLICANTS ACKNOWLEDGEMENT OF THE ABOVE:

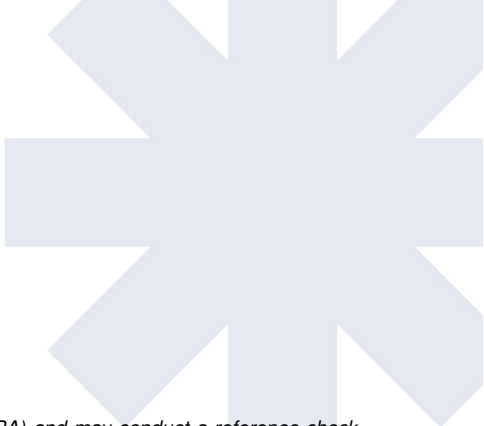
Initial payment: Bond: Documentation fee: Total:

Lease holding deposit: Final balance due:

The tenant acknowledges that the information above is true and correct and this is a pre-condition of the owner entering into the residential agreement, that he or she is not bankrupt or insolvent, that the property has been inspected and will be leased in the condition that this is in unless advised otherwise in writing.

Applicants signature: Date: Landlord/Agents signature:

Please note that we do not accept cash as an initial payment. Applications will be void if the TRA form (over) is not signed. It is company policy for all properties over \$400 per week to be paid monthly in advance.



TRA DISCLOSURE

I understand this agent is a member of Trading Reference Australia Pty. Ltd. (TRA) and may conduct a reference check with that organisation on myself and the company whose name appears on the lease. I authorise this Agent to provide any information about me or the company to TRA / Landlord for the purpose of the check and I acknowledge that such information may be kept and recorded by TRA. I realise that if a search is performed on the TRA database and my identification and the company whose name appears on the lease with the label "Refer to Agent" beside my name and the company name, the agency who conducted the search as a matter of procedure will call the listing agency to exchange information and establish why my name and the company's details have been entered on the register and in turn provide my contact details to the listing agency for the purpose of resolution and the removal of my name and the company details from the database. The agency that searched will then inform me of the listing / listings, the listing agency name and contact details giving me right of reply. I accept that if I and the company whose name appears on the lease are currently listed as a defaulter with TRA, this Agency / Landlord has the authority to reject my application. I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused. I acknowledge that if I default on my tenancy / rental obligations in future, which means in breach of my contract / lease agreement for residential or commercial property and / or in accordance to the Property Stock and Business Agents Amendment (Tenant Databases) Regulation 2004. I and the company whose name appears on the lease may be listed with TRA, until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent / Landlord or in accord with the new regulations. The same applies to me if I am a Commercial Tenant and or Holiday Tenant and in breach of my contract whatever the stipulations are within that contract with the said agency. I hereby authorise this agent to provide information about me to TRA and my default to TRA in connection with that listing. I also understand that my agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard. I will not hold TRA accountable for the inaccurate keying in of information by TRA members therefore delivering an incorrect search as I understand faults can be made within this process due to human error. It is also understood that technical failure can cause errors and I do not hold TRA or the Agent responsible for same. I understand that if the said eventuates I may question the source and understand this will be thoroughly investigated and corrected immediately. Furthermore I authorise the agent to contact my employers past and present to confirm my employment history and my previous Landlord /Agency to verify details of my tenancy. I also authorise the agent to contact two personal referees to establish my identification / location and concede that those referees have given permission for me to use them. I recognize that my photo id may be scanned onto TRA for absolute identification. I, the tenant, I, the referee, do acknowledge that information provided to TRA and/or the agent by these authorities given by me may be available to: a) Real Estate Agents and Landlords to assist them in evaluating applications for leases and b) Real Estate Agents, Landlords, Dentists, Video stores, Banks, Utility companies, Commercial Agents, organisations or any other members for the reason of locating me for any lawful purpose. Should this Agent transfer its agency business to another person, I consent to the new agent (and any further person to whom that business may be transferred) taking any step which the former agent could have taken. (If more than one applicant, "I" means "We" in this form). **"I have read and I understand the above information"**

Print Name of Tenant

Signature of Tenant..... Date

TRA adheres strictly to requirements of the Privacy Laws and therefore does not use the information supplied by the tenant for advertising purposes. Trading Reference Australia may be contacted at the above address during business hours 9-5 Monday to Friday regarding any records kept concerning you. To validate and correct inaccurate information we require a signed Personal Disclosure form and photo id. An urgent confirmation of your records can be done immediately by credit card payment using the secure section on our web page.

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