

Application for Tenancy



Property Address _____

Applicant Name _____

NOTE: All occupants 18 years and over must complete an application form

Names of other applicant's _____

Date inspected _____ Rent \$ _____ pw

During my inspection of the property I found it to be in a reasonably clean condition Yes No

If NO I believe the following items should be attended to prior to the commencement of my tenancy if approved. I acknowledge that these items are subject to landlords approval.

I declare the following:

1. That if accepted a holding deposit of one week's rent will be paid to Harper Property Agents within 24 hours of acceptance. The holding fee is to be paid by Bank Cheque, money order or direct deposit to the trust account of Harper Property Agents. I acknowledge the holding fee terms as per part K of this application.
2. If approved I acknowledge that no key will be provided to the property until all monies owed have been paid.
3. I acknowledge that the availability of telephone/internet/digital or cable television and the adequacy of such services at the property are the sole responsibility of the tenant.
4. I understand and agree that should this application be rejected Harper Property Agents are not obligated to give a reason for the rejection.
5. If approved rental payment are to be made by Direct Debit to the agents trust account in advance in accordance with the Residential Tenancy Agreement.

Applicant Full Name _____

Applicants Signature _____ Date _____

100 Points of identification to be included with your application

Drivers Licence/18+ Card/Passport (one of these must be provided)	30 points each
Tenant ledger/Tenancy Agreement/4 x Rent receipts/Bond receipt	20 points each
Pay slip/Vehicle Registration/Phone, Electricity or Gas account	15 points each
Bank statement/Pension or Health card/Council or Water Rates	15 points
Medicare Card/ Birth Certificate	10 points

NOTE: Incomplete applications will not be processed

Completed application to be emailed to rentals@harperpropertyagents.com

Rental Reference Request

The below tenant has applied for a rental property and advised that they have previously rented through your agency. It would be greatly appreciated if you could complete the reference and return to rentals@harperpropertyagents.com with a tenant rent ledger. Privacy Statement attached.

Name/s: _____

Address of rented premises - _____

Details/comments

Period of tenancy		to
Rent Amount	\$	pw
Was the rent paid on time ?	Yes / No	Please attach rent ledger
Have they vacated	Yes / No	
If yes, was the property left clean and undamaged?	Yes / No	
Was the bond refunded in full?	Yes / No	
Termination notices issued? <i>If yes what grounds</i>	Yes / No	
Did the tenant have pets? <i>If yes, any damage caused by pets?</i>		
Any complaints received from neighbours	Yes / No	
Periodic inspections conducted?	Yes / No	How often-
Was the property kept in an acceptable condition? <i>(Including lawns & gardens)</i>	Yes / No	
Would you rent to this tenant again?	Yes / No	

Completed by Name _____

Position _____ signature: _____

Thank you for your assistance

Kind regards
Amanda Reid

Ph: 1300 626 111

Residential Application Form

For your application to be processed you must answer all questions (Including the reverse side)



A. AGENT DETAILS

Harper Property Agents

Address: Level 2, 49 Annie Street Wickham, NSW 293
Phone: 1300 626 111
Email: enquiries@harperpropertyagents.com
Web: www.harperpropertyagents.com

B. PROPERTY DETAILS

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

 _____ Postcode

2. Lease commencement date?

____ Day ____ Month ____ Year

3. Lease term?

____ Years ____ Months

4. How many tenants will occupy the property?

____ Adults ____ Children _____ Ages of Children

C. PERSONAL DETAILS

5. Please give us your details

Mr Ms Miss Mrs Other

Surname _____ Given Name/s _____

Date of Birth _____ Driver's licence number _____

Driver's licence expiry date _____ Driver's licence state _____

Passport no. _____ Passport country _____

Pension no. (if applicable) _____ Pension type (if applicable) _____

6. Please provide your contact details

Home phone no. _____ Mobile phone no. _____

Work phone no. _____ Fax no. _____

Email address _____

7. What is your current address?

 _____ Postcode

8. How did you find out about this property?


Newspaper The Internet Local Paper
 Office Office Window Sign Board at property
 Referral Other (specify) _____

Application sent to Direct Connect (if Required)

D. UTILITY CONNECTIONS

This is a FREE service that connects all your utilities and other services.
Direct Connect can help arrange for the connection or provision of the following utilities and other services:

Electricity	Cleaners
Gas	Insurance
Phone	Removalist
Internet	Truck or van hire
Pay TV	


 MAKES MOVING EASY

Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.

ON GUARANTEE We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

- Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
- Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
- Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
- Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
- Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
- Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgements, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

Signature _____ Date _____

PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F: 1300 664 185. www.directconnect.com.au

E. DECLARATION

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:

- The owner or the Agent of my current or previous residence;
- My personal referees and employer/s;
- Any record listing or database of defaults by tenants such as NTD, TICA or TRA for the purpose of checking your tenancy history;

I am aware that I may access my personal information by contacting -

- NTD: 1300 563 826
- TICA: 1902 220 346
- TRA: (02) 9363 9244

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:

- communicate with the owner and select a tenant
- prepare lease/tenancy documents
- allow tradespeople or equivalent organisations to contact me
- lodge/claim/transfer to/from a Bond Authority
- refer to Tribunals/Courts & Statutory Authorities (where applicable)
- refer to collection agents/lawyers (where applicable)
- 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.

Signature _____ Date _____

F. APPLICANT HISTORY

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

		Years			Months
--	--	-------	--	--	--------

10. Why are you leaving this address?

11. Landlord/Agent details of this property (if applicable)

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$

12. What was your previous residential address?

Postcode

13. How long did you live at this address?

		Years			Months
--	--	-------	--	--	--------

14. Landlord/Agent details of this property (if applicable)

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$

Was bond refunded in full?

If not why not?

G. EMPLOYMENT HISTORY

15. Please provide your employment details

What is your occupation?

What is the nature of your employment?
(FULL TIME/PART TIME/CASUAL)

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

Employer's address

Postcode

Contact name

Phone no.

Length of employment

		Years			Months
--	--	-------	--	--	--------

Net Income

 \$

16. Please provide your previous employment details

Occupation?

Employer's name

Contact name

Phone no.

Length of employment

		Years			Months
--	--	-------	--	--	--------

Net Income

 \$
H. CONTACTS / REFERENCES

17. Please provide a contact in case of emergency

Surname

Given name/s

Relationship to you

Phone no.

18. Please provide 2 personal references (not related to you)

1. Surname

Given name/s

Relationship to you

Phone no.

2. Surname

Given name/s

Relationship to you

Phone no.

I. OTHER INFORMATION

19. Car Registration

20. Please provide details of any pets

Breed/type

Council registration / number

1.

2.

J. PAYMENT DETAILS

Property Rental

 \$ per week

First payment of rent in advance

 \$

Rental Bond (4 weeks rent):

 \$

Sub Total

 \$

Less: Holding deposit (see below)

 \$
Amount payable on signing tenancy agreement
(bank cheque or money order only)
 \$
K. HOLDING FEE

The holding fee can only be accepted after the application for tenancy is approved.

The holding fee (not exceeding 1 week's rent) of keeps the premises off the market for the prospective tenant for 7 days (or longer by agreement).

In consideration of the above holding fee paid by the prospective tenant, the landlord's agent acknowledges that:

(i) The application for tenancy has been approved by the landlord; and

(ii) The premises will not be let during the above period, pending the making of a residential tenancy agreement;

and

(iii) If the prospective tenant(s) decide not to enter into such an agreement, the landlord may retain the whole fee;

and

(iv) If a residential tenancy agreement is entered into, the holding fee is to be paid towards rent for the residential premises concerned.

(v) The whole of the fee will be refunded to the prospective tenant if:

(a) the entering into of the residential tenancy agreement is conditional on the landlord carrying out repairs or other work and the landlord does not carry out the repairs or other work during the specified period

(b) the landlord/landlord's agent have failed to disclose a material fact(s) or made misrepresentation(s) before entering into the residential tenancy agreement.

Signature of Landlords agent

Date

Signature of Applicant

Date