

HOMBURG

EST. 1904

– Specialising in Real Estate –

Homburg Real Estate

15 Gawler Street Nuriootpa SA 5355

Ph: 08 8562 2600

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rental@homburg.com.au

Name of Applicant:	Date:
Phone Numbers:	
Email Address:	
Adults:	Children (under 18):
Property Address:	

ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED IN FULL TO BE PROCESSED

ACKNOWLEDGEMENTS BY APPLICANT

I, the applicant, do solemnly and sincerely declare that I am over 18 years of age, I am not bankrupt and affirm that the information herewith is true and correct in every aspect and without omission.		
I have inspected the above property (internally) on:	Day:	Month:
I also undertake, to pay a rental bond of 4 weeks rent, 6 weeks rent if rent is over \$250.00 per week upon signing agreement:	Bond amount: \$	
I declare that the rent to be paid is within my means	YES	NO
Have you ever been evicted by any Landlord / Agent?	YES	NO
Have you a debt to any other Landlord / Agent?	YES	NO
Have deductions ever been made from your rental bond?	YES	NO
Have you applied for South Australian Housing Trust?	YES	NO
I am willing to accept the property in the condition it was at time of inspection (minus previous tenants personal effects)	YES	NO

100 Point Identification Check

The application will not be processed until 100 points has been achieved by the applicant

<input type="checkbox"/> Copy of rates notice (if you are currently a home owner) 50 points	<input type="checkbox"/> Written reference from owner/landlord (20 points)
<input type="checkbox"/> Last 4 rent receipts (50 points)	<input type="checkbox"/> Copy of birth certificate (30 points)
<input type="checkbox"/> Drivers licence (50 points)	<input type="checkbox"/> Utility bills/bank statements (10 points)
<input type="checkbox"/> Photo ID (40 points)	<input type="checkbox"/> Current motor vehicle registrations (10 points)
<input type="checkbox"/> Passport (40 points)	<input type="checkbox"/> Medicare card / Eftpos or Credit card (10 points)
<input type="checkbox"/> Rental ledgers from previous agent (20 points)	<input type="checkbox"/> Centrelink statement/payslips (10 points)

- Please provide proof of income if self-employed (accountant details/tax return for previous year)
- If unemployed please provide a copy of current Centrelink statement

Payment Details

How will you pay your bond?	<input type="checkbox"/> Money order	<input type="checkbox"/> Housing trust guarantee	<input type="checkbox"/> Internet transfer
How will you pay your initial rent?	<input type="checkbox"/> Own funds	<input type="checkbox"/> Borrowed funds	<input type="checkbox"/> Housing trust guarantee

Residential Tenancy Application Form

ALL SECTIONS OF THIS APPLICATION MUST BE COMPLETED IN FULL TO BE PROCESSED

Rental Property

Properties applying for:

Tenancy Requirements

Length of Tenancy 6 Months 12 Months Commencement date: / / .

Applicant Details

Current & Previous Employment History

<input type="checkbox"/> Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss	Current employer:
Surname:	Contact name:
Given names:	<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Casual <input type="checkbox"/> Contract
Date of birth: / /	Contact number/s:
Marital status:	Occupation:
Mobile phone:	Length of employment:
Home phone:	Nett income: \$ per: <input type="checkbox"/> week <input type="checkbox"/> fortnight
Work phone:	IF EMPLOYED LESS THAN 2 YEARS, PLEASE PROVIDE PREVIOUS EMPLOYMENT DETAILS
Current address:	
Email:	Previous employer:
Drivers licence no: State:	Contact name:
Passport no: Country:	<input type="checkbox"/> Full time <input type="checkbox"/> Part time <input type="checkbox"/> Casual <input type="checkbox"/> Contract
Vehicle registration number:	Contact number/s:
Number of cars to be kept at the property:	Occupation:
Details of pets (include ages and breed):	Length of employment:
	Nett income: \$ per: <input type="checkbox"/> week <input type="checkbox"/> fortnight

Government Assistant Payments

Emergency Contact (next of kin; not residing with you)

Type:	Name:
\$ per: <input type="checkbox"/> week <input type="checkbox"/> fortnight	Phone number:
	Relationship to you:
	Address:

Current Rental History**References (not relatives and different from Rental References)**

Residential status: tick appropriate box below	Reference 1.
<input type="checkbox"/> Renting privately	
<input type="checkbox"/> Living with parents <input type="checkbox"/> Renting with an agent	Name:
<input type="checkbox"/> Home owners (proof of ownership required.)	Contact number/s:
Current Landlord/Agent:	Email:
	Relationship to you:
Contact name/s:	
Phone number:	Reference 2.
Email:	
Property address:	Name:
	Contact number/s:
Current rent: \$ per: <input type="checkbox"/> week <input type="checkbox"/> fortnight	Email:
Duration at this address:	Relationship to you:
Reasons for leaving?	
IF YOU HAVE RESIDED LESS THAN 2 YEARS AT CURRENT PROPERTY, PLEASE PROVIDE PREVIOUS RESIDENTIAL DETAILS	
Residential status: tick appropriate box below	Reference 3.
<input type="checkbox"/> Renting privately	
<input type="checkbox"/> Living with parents <input type="checkbox"/> Renting with an agent	Name:
<input type="checkbox"/> Home owners (proof of ownership required.)	Contact number/s:
Previous Landlord/Agent:	Email:
	Relationship to you:
Contact name/s:	
Phone number:	Reference 4.
Email:	
Property address:	Name:
	Contact number/s:
Current rent: \$ per: <input type="checkbox"/> week <input type="checkbox"/> fortnight	Email:
Duration at this address:	Relationship to you:
Reasons for leaving?	

Occupancy Details**Names and ages of those who will be permanently residing at the property:**

1.	2.
3.	4.
5.	6.

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 (all pages) 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:

1. The owner or Agent of my current or previous residence
2. My personal referees and employers
3. Any record, listing or database of defaults by tenant

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 Bond Authority
- Refer to Tribunals/Courts and Statutory Authorities (where applicable)
- Refer to collection agents/lawyers (where applicable)

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 supplied on this form.

The applicant acknowledges:

1. That the landlord's 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 condition were available at the time of applying and these form a part of the tenancy agreement.
3. That upon being advised of approval of this application by the agent a legal tenancy agreement is created and if the tenants 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 possession of the property will not take place until the tenancy agreement is signed by the applicant and a security bond and rent in advance is paid.
5. 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.
6. That the landlord has the right to increase the rent during the term of a fixed tenancy in accordance with the Residential Tenancy Act 1995.

If accepted for this property, the Applicant agrees NOT to use the property for any business or commercial use.

Applicant Signature _____

Date _____

UTILITY CONNECTION – This is a FREE services that connects all your utilities



MAKES MOVING EASY

Once we have received this application we will call you to confirm your details.

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

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 the information on this Application and explain the details of the services offered. Direct Connect is a one stop utility connection service.

Please tick utilities as required:

- Electricity Gas Phone Insurance Internet Removalist Cleaning

DECLARATION AND EXECUTION: By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue for a period of 1 year from the date of our/my execution of this application/until 28 days after we/I disconnect the last of the services in respect of which this application is made; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect 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 the services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection, disconnection or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services.

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

Signature of applicant _____ Date...../...../.....

Application sent to Direct Connect (if required)

Property Manager: _____ Electricity meter number if known _____