

# Application for Tenancy



[For additional applicants complete another form]

## PRIVACY NOTICE

The agent is committed to the principles of the Privacy Act 1988 (Cth). All steps are taken to ensure that any personal information collected is protected from unauthorised use.

**PLEASE READ THE PRIVACY NOTICE ON PAGE 3 BEFORE SIGNING THIS FORM.**

I apply for a tenancy of the following premises:

### PREMISES:

**LANDLORD:** Email your application and documents to - maitlandstarp@gmail.com

## TERMS OF TENANCY

Rent: \$ \_\_\_\_\_ per week/fortnight/month Term: \_\_\_\_\_ Lease start date: \_\_\_\_\_  
Number of: tenants: \_\_\_\_\_ adult occupants: \_\_\_\_\_ children: \_\_\_\_\_  
Pets (specify details and subject to landlord's/agent's approval): \_\_\_\_\_  
First payment of rent in advance \$ \_\_\_\_\_  
Rental bond \$ \_\_\_\_\_  
Subtotal \$ \_\_\_\_\_  
Holding fee (see Part 7 below) - deduct if applicable \$ \_\_\_\_\_  
Amount payable (cash or bank cheque) on signing tenancy agreement \$ \_\_\_\_\_  
Special conditions (if any) or additional matters: \_\_\_\_\_

## Part 1

### PERSONAL DETAILS

SURNAME: \_\_\_\_\_ GIVEN NAMES: \_\_\_\_\_ TITLE: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Phone: Priv.: \_\_\_\_\_ Bus.: \_\_\_\_\_  
Mobile: \_\_\_\_\_ Email: \_\_\_\_\_  
Driver's Licence No.: \_\_\_\_\_ Car Registration No.: \_\_\_\_\_  
 Employed  Homemaker  Student  Retired  Unemployed  
Allowances or payments received (specify type & amount) \_\_\_\_\_

## Part 2

### EMPLOYMENT HISTORY (Confirmed [ ])

**CURRENT EMPLOYER:** \_\_\_\_\_ Business Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Period Employed: \_\_\_\_\_  
OCCUPATION: \_\_\_\_\_ full time/part time/casual/contract  
**PREVIOUS EMPLOYER:** \_\_\_\_\_ Business Address: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Period Employed: \_\_\_\_\_  
OCCUPATION: \_\_\_\_\_ full time/part time/casual/contract

### SELF EMPLOYED: (provide the following details)

Sole Trader  Partnership  Company  
Occupation/Title: \_\_\_\_\_ Type of Business: \_\_\_\_\_  
Company or business name: \_\_\_\_\_ ACN or ABN \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact details: \_\_\_\_\_

### Verification of income for self-employed:

- Sole trader/partnership: please provide a copy of last ATO assessment and bank account statement for the business
- Company: please provide a current Asset/Liability report from your accountant.

## Part 3

### TENANCY/LIVING HISTORY (Confirmed [ ])

#### Current Living Status

Address: \_\_\_\_\_ Time here: \_\_\_\_\_ mths/yrs  
 Own  Renting  Boarding  Living at home Other \_\_\_\_\_

#### NAME OF CURRENT LANDLORD/AGENT:

ADDRESS: \_\_\_\_\_  
CONTACT: \_\_\_\_\_ PHONE: \_\_\_\_\_  
Has lease expired: Yes/No RENT: \$ \_\_\_\_\_ per week/fn/mth No. people on lease: \_\_\_\_\_

**Part 3 (Continued)**

<b>Previous living address</b>	
Address: _____	Time there: _____ mths/yrs
Reason for leaving _____	
<b>NAME OF PREVIOUS LANDLORD/AGENT:</b> (if applicable) _____	
ADDRESS: _____	
CONTACT: _____	PHONE: _____
RENT: \$ _____	

**Part 4**

<b>REFERENCES (Give names and phone numbers)</b>
<b>1. Financial -</b> _____
<b>2. Personal -</b> _____

OFFICE USE ONLY
<b>REFERENCE CHECKS</b>

<b>AUTHORITY &amp; DECLARATION OF APPLICANT</b>
I authorise the landlord's agent -
[a] to check with my previous or current employer, my previous or current landlord/agent, and the referees named as my suitability as a tenant;
[b] to request and receive from any tenancy recording services and from other real estate agencies information regarding my previous tenancies; and
[c] to report any details of the tenancy to any Tenancy Recording Services as the Agent deems necessary, including breaches of the tenancy agreement or positive references.
[d] I am not a bankrupt or undischarged bankrupt or insolvent and declare the information in this application is true and correct.
[e] I have inspected the subject premises and accept them as inspected.

**NOTE:** The Landlord's agent advises the tenant that personal information about the tenant may be used and disclosed by the Landlord's agent with a tenant database.

<b>Signature of Applicant:</b>	<b>Date:</b> _____
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**Part 5**

<b>PERSON TO BE NOTIFIED IN AN EMERGENCY:</b>
NAME: _____
ADDRESS: _____
PHONE: Private: _____ Business: _____

**Part 6**

<b>TENANT'S AGENT (Optional)</b>
You may nominate a person as your appointed agent/representative to receive notices or documents given under the tenancy. The appointment may be made or revoked in writing at any time during the tenancy.
Name and contact details of tenant's agent (name and address to be included in the lease)
Name & Address _____
Telephone: _____ Fax: _____ Email: _____

**Part 7**

<b>HOLDING FEE</b>
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.

**NAME OF LANDLORD'S AGENT:** Star Realty Maitland  
**BUSINESS ADDRESS:** 89 High Street Maitland 2320  
**Address:** 89 High Street Maitland 2320

**Signature of Landlord/Agent:**

**Date:**

**Signature of Applicant:**

**Date:**

**See following page 4 for disclosures, if any**

#### **PRIVACY NOTICE**

The Privacy Act 1988 (Cth) regulates the collection, use, storage and disclosure of personal information of the Tenant by the Agent.

The information collected enables the Agent to properly carry out its obligations as Agent for the landlord during the course of the tenancy, including the proper administration and management of the property and the tenant and landlord relationship.

You consent to personal information being collected by the Agent pursuant to this Application. Such information will be collected from the Tenant directly or from authorised third parties (including information that is in the public domain). All personal information is stored by the Agent at its premises or at the premises of a third party service provider of the Agent. Such information may include the information provided by the Tenant in this Application, together with any other personal information of the Tenant or personal information already held by the Agent on any data base. Failure to provide all or any personal information may render the Agent unable to assess the application and/or carry out its obligations as Agent for the landlord.

The Tenant may review or correct any personal information of the Tenant held by the Agent by contacting the Agent. The Tenant may also direct any queries and complaints about the Agent's collection, use, storage or disclosure of the Tenant's personal information to the Agent.

**DISCLOSURE OF MATERIAL FACTS**

The applicant(s)/prospective tenant(s) acknowledge having been informed of the existence of the following material fact(s):

Email your application and documents to - [maitlandstarp@gmail.com](mailto:maitlandstarp@gmail.com)