

OFFICE PHONE NUMBER – 9275 9000 147 WALTER ROAD DIANELLA
OPEN 9AM - 5PM MONDAY TO FRIDAY



HOMEHUNTERS REALTY

APPLICATION FOR RESIDENTIAL TENANCY

(100 POINT ID) PROOF OF IDENTIFICATION REQUIRED

- Drivers license/passport/student ID
- Rental history/ledger/reference
- Payslips/proof of income
- Medicare card
- Bank card/debit card
- Citizenship/visa if non Australian

Your application will be processed with the information provided and submitted to the owner. This is always an owners decision.

SUCCESSFUL APPLICANTS:

If your application is successful and have been accepted by owner you will be required to pay your **first weeks rent within 24 hours to secure property. CASH OR DEFT.**

PLEASE MAIL APPLICATION TO PROPERTY MANAGER:

SARAH – hhrentals2@iinet.net.au

RENEE – hhrentals1@iinet.net.au

application to enter into residential tenancy agreement



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EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have **pets** at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

Your action if You wish to apply for the Residential Tenancy Agreement:	<ol style="list-style-type: none"> 1. Complete this Application. 2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.
Lessor's action if You do not succeed with Your Application:	<ol style="list-style-type: none"> 3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.
Lessor's action if You succeed with Your Application:	<ol style="list-style-type: none"> 4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.
What You will then need to do if You are the successful Applicant:	<ol style="list-style-type: none"> 5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist. 6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.

FOR: Premises Address:

FROM: Proposed Tenants' Names:

TO: The Property Manager:

Agency Name: Homehunters Realty
 Address: 147 Walter Road, DIANELLA WA, WA, 6059
 Telephone: Business: 9275 9000 Facsimile: 9275 2345
 E-mail: hhrentals@iinet.net.au

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PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises
2. Rent \$ per week
3. Option Fee (if applicable) \$
4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

REQUIRED MONEY

- | | | |
|-------------------------------|----|----------------------|
| (a) Security bond of | \$ | <input type="text"/> |
| (b) Pet bond (if applicable) | \$ | <input type="text"/> |
| (c) First two weeks rent | \$ | <input type="text"/> |
| (d) Less Option Fee (if paid) | \$ | <input type="text"/> |
| (e) Total | \$ | <input type="text"/> |

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PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

INFORMATION FROM "YOU" (the proposed tenant or tenants)

TENANCY DETAILS

5. You require the tenancy for a period of months from to
6. At a rent of \$ per week
7. Total number of persons to occupy the Premises Adults Children Ages
8. Pets - Type of Pet Breed Number Age
Type of Pet Breed Number Age
9. Do You intend applying for a residential tenancy bond from a State Government Department? Yes No
If Yes, \$ Branch:
10. Bank account details for refund of Option Fee (if applicable)
Bank: BSB:
Account No.: Account Name:
11. **Any Special Conditions requested by You:**
- NOTE:** The Lessor is not obliged to accept any of the Your Special Conditions.
12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy
Email (optional):
Fax (optional):
Postal address (required):
13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

application to enter into residential tenancy agreement



18. If you are the successful application the Lessor will provide you with a proposed Residential Tenancy Agreement for the Premises which will grant you the option of entering into a Residential Tenancy Agreement.

(a) if you sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:

- (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between you and the Lessor and any Option Fee will be refunded to you or applied towards the rent; or
- (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between you and the Lessor; or
- (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between you and the Lessor.

(b) if you do not sign the Residential Tenancy Agreement or if you do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement you will not have entered into a binding Residential Tenancy Agreement, the option for you to enter such an agreement will lapse, and any Option Fee paid by you will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

20. DEFINITIONS

(a) "Act" means the *Residential Tenancies Act 1987* including any amendments.
 "Application" means this Application to enter into a Residential Tenancy Agreement.
 "Business Day" means any day except a Sunday or public holiday in Western Australia.
 "Lessor" means the person/entity with the authority to lease the Premises.
 "Option Fee" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:

- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.

"Premises" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.
 "Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.
 "Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.
 "You" or "Your" means the person or persons making the Application to Lease the Premises.

(b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by you, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information you give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about you in this Application and during the course of the tenancy if the Application is successful may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If you enter into the Residential Tenancy Agreement or you fail to comply with your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about you during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law), other Property Managers, prospective lessors and prospective buyers of the Premises.

If you would like to access the personal information the Lessor or Property Manager holds, you can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

Signature:

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NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

- (a) TICA (strike out if inapplicable)
 - (i) Address: PO Box 120, Concord NSW 2137
 - (ii) Telephone: 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
 - (iii) Facsimile: (02) 9743 4844
 - (iv) Website: www.tica.com.au

- (b) National Tenancy Database (strike out if inapplicable)
 - (i) Address: GPO Box 13294, George Street 120, Brisbane QLD 4003
 - (ii) Telephone: 1300 563 826
 - (iii) Facsimile: (07) 3009 0619
 - (iv) Email: info@ntd.net.au
 - (v) Website: www.ntd.net.au

- (c) Other Databases (if applicable)

(i) Name:	
(ii) Address:	
(iii) Telephone:	
(iv) Facsimile:	
(v) Email:	
(vi) Website:	

4. The applicant may obtain information from the database operator in the following manner:

- (a) as to TICA:
 - (i) Postal and fax application forms can be downloaded from www.tica.com.au. Information regarding application fees can be found on the application form;
- (b) as to the National Tenancy Database:
 - (i) A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
 - (ii) A request for rental history may be submitted by post, fax or email.

- (c) as to

--

 - (i)

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.

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YOUR (First Person's) PARTICULARS

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a) NAME TELEPHONE

b) NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin NAME ADDRESS TELEPHONE

Second Next of Kin NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact NAME ADDRESS TELEPHONE

Second Contact NAME ADDRESS TELEPHONE

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YOUR (Second Person's) PARTICULARS

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a) NAME TELEPHONE

b) NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of **previous** employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin NAME ADDRESS TELEPHONE

Second Next of Kin NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) (Note: These people may be contacted to verify particulars.)

First Contact NAME ADDRESS TELEPHONE

Second Contact NAME ADDRESS TELEPHONE

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YOUR (Third Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Australian Citizen Yes No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

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First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) (Note: These people may be contacted to verify particulars.)

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

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See Annexure (A) attached.

By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.

Your Signature (**First Person**)

Date / /

Your Signature (**Second Person**)

Date / /

Your Signature (**Third Person**)

Date / /

ANNEXURE A

1. The tenant/s acknowledge having inspected the premises prior to making an application for tenancy and hereby accepts the tenancy of the premises as found on inspection and as recorded in the Property Condition Report. A single set of keys will be allocated at the commencement of the tenancy. Any further keys cut by the tenant/s are to be handed to the Agent at the end of the tenancy.
2. The tenant/s are aware that 30 days notice is required to be given to end a fixed term agreement. This notice must be given to the office in writing prior to the end of the fixed term agreement.
3. It is acknowledged by the tenant that all maintenance items are to be reported to this office in writing, unless it is an emergency no maintenance will be carried out until this is done.
4. The tenant/s are aware that routine inspections will be carried out quarterly Monday through to Friday during normal business hours. At this time the tenant/s agree that the agent may use a spare key to gain access to inspect the property if the tenant/s are not present. The tenant/s are also aware and agrees that photos may be taken to confirm the condition of the property upon inspection.
5. The tenant/s agree not to place any pot plants directly on the carpet/floorboards.
6. The tenant/s agree that should there be floorboards at the property floor protectors will be used under all furniture to prevent any scratches/damage.
7. The tenant/s are aware and agree that changing of light globes, cleaning of air conditioning and range hood filters and repairs to sprinkler heads are the tenant's responsibility. The tenants are also responsible to ensure the reticulation system and sprinkler heads are maintained in a good working order. Any faults are to be reported by the tenant/s to the agent within 48 hours. The tenant/s agree to ensure a manual test run of the system is completed on a regular basis. During the summer season hand watering may also be necessary to some garden areas in extreme conditions.
8. The tenant/s agree and are aware that should a gas hot water system not be in working order at any stage and has a pilot light they must attempt to relight this themselves. If a plumber is engaged to attend and relight a pilot light the tenant will be charged the cost of this.
9. The tenant/s agree not to store any boxes or timber directly on the shed or garage floor due to the possibility of white ant infestation. If boxes or timber are stored, please ensure that they are elevated off the floor. The owner does not accept any responsibility for any damage caused to tenant/s possessions if these instructions are not carried out.
10. The tenant/s agree to ensure that a drip tray is used under all vehicles parked in the carport/garage and driveway at all times. Failure to do so could result in the area being high pressure cleaned at the tenant/s expense and a claim for compensation against the tenant/s being made by the Owner.
11. Where there is an electronic means of access to the property and the tenant/s receives a remote control, the tenant acknowledges that they are responsible to maintain that remote control. Should the remote control be lost, damaged or stolen, it is the responsibility of the tenant/s to ensure that it is replaced and handed back to the Agent when vacating.
12. Should permission be granted for an animal to be kept at the premises, the tenant/s agree to take full responsibility for the animal. An additional pet bond of \$260 is required to be paid to the agency. Animal/s are not permitted to be kept inside the property unless the written consent of the owner has been obtained. If at any time the Landlord or his Agent finds that the animal/s are causing damage to the property, or if there are serious complaints from surrounding neighbours, then the Tenant agrees to remove the animal/s from the property. If, in the case the animal/s are not removed within fourteen (14) days, the owner may seek to terminate the tenancy. On vacating, the tenant also agrees to have the property sprayed for fleas and a receipt returned to the agent's office along with the keys.
13. If the tenant/s chooses to break their lease they will be responsible for reimbursement to the owner any costs associated with re-letting the property as stated in the lease agreement. A request for Consent to Termination by the

tenant during a fix term Agreement must be completed and signed by the tenant before acknowledgement of the tenant/s termination.

14. The tenant/s are aware and agrees that there is to be NO SMOKING inside the property.

15. The tenant/s are aware that any damage caused by burning candles must be replaced/rectified prior to vacating the property at the tenant/s expense. The use of candles may void the owner's insurance. In the event of a claim in this respect the tenant will be required to pay all costs.

16. To prevent any damage to the property the tenant/s understand and agree that if there are exhaust fans in the laundry, ensuite and bathrooms, they must be switched on at all times during showering or using the washing machine and dryer. The covers must be regularly cleaned to prevent a fire hazard.

17. If the property has a pool or spa the tenant/s agree to have it chemically tested and balanced on the last day of the tenancy by a reputable pool company and to provide a printout/receipt of this.

18. The tenant/s agree to maintain the garden and lawn areas in a neat, tidy and weed free condition at all times. Regular mowing and edging of the lawn area is to be carried out. The tenant/s are also responsible for watering all lawns and garden areas in accordance with regulated watering days and attend to fertilising and weed control as needed. Should it be deemed necessary after any routine inspection that the lawns and gardens are not being cared for in a high standard then a contractor will be arranged through this office at the cost of the tenant.

19. The tenant/s are aware that when paying rent or invoices their reference code/number must be provided in the reference line for Homehunters Realty to identify their payment.

20. The tenant/s are aware and agrees that no vehicle is to be parked on lawns or common areas.

21. The tenant/s shall not carry out any inspection and/or repairs to the smoke alarm fitted at the property. Under no circumstances is the tenant to remove the battery from the smoke alarm. Batteries must be kept in operation at all times. The tenant/s agree to test the residual current device at the property every three months. Pushing the test button simulates an earth leakage fault and indicates whether or not the RCD is operating correctly. Electric clocks and timers will require resetting after each test. Any repairs/maintenance to these devices must be referred to the Owner/Managing Agent as soon as possible for approval as set out in the residential tenancy agreement.

22. The tenant/s are aware and agrees that once the tenant has vacated, rent will be charged up until the time that possession of the keys is handed into the office.

23. The tenant/s are aware and agree that as stated in Clause 2.21 (part C) of the residential tenancy agreement if a contractor attends the property and no fault is found, or the fault has been caused by an act or omission from the tenant/s, the tenant/s will be responsible for the full reimbursement to the owner of the contractors call out fee, parts and labour.

24. The tenant/s are aware and agree that if the tenant/s lock themselves out of the property it is the tenant/s responsibility to contact a Locksmith. The tenant is further aware that they will be responsible for any costs associated with this.

25. The tenant/s are aware and agrees that in the last 21 days of the tenancy they are required to allow access to the premises to the agent for the purposes of viewing the property to new potential tenants.

26. The tenant/s are aware that upon final inspection of the property, if chips are noted to walls, we require these to be rectified by a professional painter. If a tenant chooses to rectify chips to a wall themselves, we may require a professional to attend if the work is not done to an appropriate standard. Fair wear and tear is taken into consideration when completing the final inspection.

27. The tenant/s are aware upon vacating the premises, the tenant/s agree to pay for any cleaning that is required to have the property handed back to the Owner/Agent in the same state as per the Property Condition Report, and these monies can be deducted from the bond. Further, the carpets are to be professional cleaned by a professional carpet cleaner and the receipt handed into the office at the time that the keys are handed in. Failure to do so will result in the agent having the carpets cleaned by a nominated carpet cleaner and the cost deducted from the bond. Where there are tiles in the family room and living areas, not including bathroom wet areas, the tile must be professional steam cleaned at the end of the tenancy and the receipt handed in.

28. The tenant/s are aware and agrees that it is the responsibility of the tenant/s to maintain and clean mildew that may build up during the tenancy.

29. The tenant/s are aware that no unregistered vehicles are to be kept on the premises at any time.

TENANT / APPLICANT SIGN

TENANT / APPLICANT SIGN

TENANT / APPLICANT SIGN

TENANT / APPLICANT SIGN



Verification of Applicant's Rental History

Applicant details (applicant to complete)

the applicant hereby authorises their current Agent to release information relating to their tenancy, including a full tenant ledger.

Applicant Name: _____

Applicant Signature: _____ **Date:** _____

Rental Reference (to be completed by the applicants current Agent)

Name of Person Completing Form: _____

Signed: _____ **Date:** ____/____/____

Position in Company: _____

Address of Rental Property: _____

Name/s on Lease: _____

Lease Start Date: ____/____/____ Lease End Date: ____/____/____ Break Lease: Yes / No

Weekly Rent: \$_____ Rent Arrears: YES / NO Number of Breaches: _____

Breached / Terminated for: _____

Bond Paid: \$_____ Did they get bond back: YES / NO

If NO, why: _____

Date Last Inspected: ____/____/____ Interior Condition: Poor / Average / Good / Excellent

Comments: _____

Garden type: Lawns only / Lawns & Garden Beds / Garden Beds Only / Large Lawns & Gardens

Maintained by Tenant: YES / NO Exterior Condition: Poor / Average / Good / Excellent

Was the tenant easy to deal with? Did they notify you're of maintenance and provide access for tradespeople?

Pets: YES / NO Type of Pet: _____ Age: _____ Inside/Outside/Both

Have you ever noticed any damage caused by pet? _____

Smokers: YES / NO Did they smoke Inside: YES / NO

Reason for leaving: _____ Would you rent to them again: YES / NO

General comments:

