

Tenancy Application Information....

This information is designed to help make the application process for you swift and smooth!

Before handing your application in, please ensure you have completed & included ALL requirements, we are unable to process incomplete applications.

APPLICATION CHECKLIST

Please see checklist below to ensure you filled out all sections of the application.

- I have completed all sections of the application
- I have attached Proof of Income if employed
(2 x most recent payslips and/or bank statement)
- I have attached Proof of Income if self-employed
(bank statements, group certificate, tax return or accountants letter)
- I have attached proof of Income if not employed
(current Centrelink income statement, bank statement)
- I have completed an accompanying Pet/s application if applicable
- I have signed and completed on page 4- Part 4 Declaration & Part 6 Acknowledgement

**Applicants without previous rental history or who are not in receipt of an income, will require a guarantor to complete an application for the property and become a "lessee" on the General Tenancy Agreement.

**We will make every attempt to process your application within 24 hours of receipt. If you're application is held up it is generally due to us not being able to contact your referees. To avoid delays, we recommend that you get in touch with your referees and let them know we will be contacting them.

AGENCY POLICY

If application is not accepted by the Lessor, it will be retained for 7 days and then destroyed securely to comply with privacy legislation.

APPROVAL

If your application is accepted by the Lessor, we'll contact you directly and email you containing the terms and conditions of the tenancy for your perusal and acceptance. Once you have agreed to the terms and conditions of the 18A General Tenancy Agreement, your first 2 weeks' rent along with your Bond will be required to secure the property.

Please note: Nobel Realtors does not accept bond transfers or cash payments.

SECURING THE PROPERTY

Payment is made to our Agency either by:

Direct Debit Payments/ EFT deposit of funds directly to our trust account/ Cash deposit of funds directly to the Bank trust account/ Money order, bank or personal cheque. Funds must be cleared in our bank account before keys can be issued All Tenants are required to pay 2 weeks rent in advance & the bond prior to moving into a property.

Application for Residential Tenancy

(One application to be completed per person)

PART 1: RENTAL PROPERTY DETAILS

ITEM 1: AGENT DETAILS

AGENCY NAME:

Nobel Realtors Pty Ltd ATF AGS Family Trust

ADDRESS: Olympia Plaza

Unit 11/640 Oxley Road

SUBURB: CORINDA

STATE: QLD

POSTCODE: 4075

PHONE:

07 3668 0699

MOBILE:

07 3668 0699

FAX:

07 3668 0698

EMAIL:

admin@nobelrealtors.com.au

ITEM 2: PROPERTY DETAILS

ADDRESS:

SUBURB:

STATE:

POSTCODE:

Rent: \$ _____ Rent period: _____ ← weekly / fortnightly / monthly Bond: \$ _____

Tenancy Term: _____ Fixed term agreement Periodic agreement

Starting on: _____ Ending on: _____

PART 2: APPLICANT DETAILS

ITEM 3: CONTACT DETAILS

FULL NAME:

DATE OF BIRTH:

Have you been known by any other name(s)? Yes No

If Yes, what other name(s) have you been known by? _____

WORK PHONE:

MOBILE:

HOME PHONE:

EMAIL:

Driver's Licence/passport number: _____ State: _____

Number of vehicles: _____ Registration number(s): _____

ITEM 4: DEPENDANTS

Do you have any dependants? Yes No

DEPENDANT FULL NAME(S):

RELATIONSHIP TO APPLICANT:

DEPENDANT DATE OF BIRTH:

ITEM 5: SMOKING

Are you or any of the dependants living with you a smoker? Yes No

ITEM 6: PETS

Do you intend to keep pets at the property? Yes No Number of pets: _____

Type of Pet/s: _____ Are your pets registered with a council? Yes No

If Yes, please state which council: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

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ITEM 7: APPLICANTS ADDRESS HISTORY

CURRENT RESIDENTIAL ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PERIOD OF OCCUPANCY: _____ TYPE OF OCCUPANCY:
 Rent Owner Other: → _____

CURRENT AGENT/LESSOR (If renting): _____

AGENT/LESSOR PHONE: _____ FAX: _____ EMAIL: _____

CURRENT RENT \$ _____ Rent period: _____ ← weekly / fortnightly / monthly REASON FOR LEAVING: _____

PREVIOUS RESIDENTIAL ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PERIOD OF OCCUPANCY: _____ TYPE OF OCCUPANCY:
 Rent Owner Other: → _____

PREVIOUS AGENT/LESSOR: _____

AGENT/LESSOR PHONE: _____ FAX: _____ EMAIL: _____

PREVIOUS RENT: \$ _____ Rent period: _____ ← weekly / fortnightly / monthly REASON FOR LEAVING: _____

ITEM 8: EMPLOYMENT DETAILSAre you employed? Yes No (if no, please provide details of previous employer, if any)Employment status: Full time Part time Casual Contract Self employed

OCCUPATION: _____ NET INCOME (per week)

\$ _____

DATE COMMENCED EMPLOYMENT (approx.) _____

DATE TERMINATED EMPLOYMENT (if any): _____

EMPLOYER/BUSINESS NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ FAX: _____ EMAIL: _____

IF SELF EMPLOYED, ACCOUNTANT'S NAME: _____

PHONE: _____

ITEM 9: CENTRELINK PAYMENTSAre you receiving any regular Centrelink payments? Yes No

DESCRIPTION OF PAYMENT(S): _____

TOTAL INCOME (PER WEEK):

DATE PAYMENTS COMMENCED:

\$ _____

ITEM 10: STUDENT DETAILSAre you studying full time? Yes No

NAME OF EDUCATION INSTITUTION YOU ARE CURRENTLY ATTENDING: _____

STUDENT IDENTIFICATION NUMBER: _____

Are you an overseas student? Yes No

If yes, Visa expiry date: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

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ITEM 11: PERSONAL REFERENCES

Please do not list relatives, another applicant or partners and provide business hours contact numbers.

REFEREE 1:	RELATIONSHIP:
_____	_____
ADDRESS: _____	PHONE/MOBILE: _____
_____	_____
SUBURB: _____ STATE: _____ POSTCODE: _____	_____
REFEREE 2:	RELATIONSHIP:
_____	_____
ADDRESS: _____	PHONE/MOBILE: _____
_____	_____
SUBURB: _____ STATE: _____ POSTCODE: _____	_____

ITEM 12: PERSONAL REPRESENTATIVE

i.e. preferred person(s) to be contacted in the event of an emergency.

REPRESENTATIVE 1:	RELATIONSHIP:
_____	_____
ADDRESS: _____	PHONE/MOBILE: _____
_____	_____
SUBURB: _____ STATE: _____ POSTCODE: _____	_____
REPRESENTATIVE 2:	RELATIONSHIP:
_____	_____
ADDRESS: _____	PHONE/MOBILE: _____
_____	_____
SUBURB: _____ STATE: _____ POSTCODE: _____	_____

PART 3: SUPPORTING DOCUMENTS**ITEM 13: IDENTIFICATION**

You are required to meet a 100 point identification criterion upon submission of your application. The Agent/Lessor may photocopy any item and retain as part of your application.

Please tick the identifying documents you have provided with your application.

IMPORTANT: At least one form of Photo Identification MUST be provided.

70 Points

- Passport Full birth certificate Citizenship certificate

40 Points

- Australian Driver's Licence Student Photo ID Department of Veterans Affairs card
 Centrelink card Proof of age card State/Federal Government Photo ID

25 Points

- Medicare card Council rates notice Motor vehicle registration
 Telephone bill Electricity bill Gas bill
 Tenancy History Ledger Bank statement Credit card statement
 Last FOUR rent receipts Rent bond receipt Previous tenancy agreement

ITEM 14: PROOF OF INCOME

You are also required to supply the Agent/Lessor with proof of your income upon submission of your application.

Employed: Last TWO pay slips.

Self employed: Bank statements, Group Certificate, Tax Return or Accountant's letter.

Not employed: Centrelink statement.

INITIALS (Note: initials not required if signed with Electronic Signature)

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PART 4: DECLARATION

PLEASE DECLARE THE FOLLOWING BY SELECTING EITHER TRUE or FALSE

I, the Applicant

1. Have never been evicted by an Agent/Lessor True False
2. Have no known reasons that would affect my ability to pay rent True False
3. Was refunded the rental bond for my last address in full (if applicable) True False

If false, please advise what deductions were made from your bond?

4. Have no outstanding debt to another Agent/Lessor? True False

If false, why are you in debt to your past Agent/Lessor?

PART 5: TENANCY DATABASES

The Agency may use the following tenancy databases to check the rental history of the Applicant/s:

<http://www.tica.com.au/>

PART 6: ACKNOWLEDGEMENT

PLEASE ACKNOWLEDGE THE FOLLOWING BY SELECTING EITHER YES or NO

I, the Applicant

1. Acknowledge that my personal contents insurance is not covered under any Lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings. Yes No
2. Understand that you as the Agent/Lessor have collected this information for the purpose of determining whether I am a suitable tenant for the property - in particular to check my identification, my ability to care for the property, my character and my creditworthiness.
 - 2.1 for such purposes, I authorise you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider reasonably necessary. Yes No
 - 2.2 in doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. Yes No
3. Acknowledge and accept that if this application is denied, the Agent is not legally obliged to provide reasons as to why. Yes No
4. Consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the Agent/Lessor to pass my details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases. Yes No
5. Acknowledge that I have received and reviewed the General Tenancy Agreement (Form 18a), the Standard Terms and any special terms before completing this application. Yes No
6. Acknowledge that I have received or have available the Information Statement (Form 17a), body corporate by-laws (if applicable) before completing this application. Yes No
7. Acknowledge that I have signed the agency's Privacy Notice and Consent. Yes No
8. Acknowledge that the Lessor and Applicant (tenant) are bound by this agreement immediately upon communication of either the lessor or agent's acceptance of the application. Yes No
9. Consent to the use of email and facsimile in accordance with the provisions set out in Chapter 2 of the *Electronic Transactions (Queensland) Act 2001 (Qld)* and the *Electronic Transactions Act 1999 (Cth)*. Yes No
10. Declare that the above information is true & correct and that I have supplied it of my own free will. Yes No

Name of Applicant: _____

Signature: _____

Date: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

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PET APPLICATION & AGREEMENT

Property Address: _____

Applicant/s: _____

Pet Details: If more than 2 pets, print and complete separate Pet Agreement.

<u>DETAILS</u>	<u>PET 1</u>	<u>PET 2</u>
Type	_____	_____
Name	_____	_____
Age	_____	_____
De-sexed	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Council Reg. #	_____	_____
Description	_____	_____
Photo Provided	Yes <input type="checkbox"/> (copy for file) No <input type="checkbox"/>	Yes <input type="checkbox"/> (copy for file) No <input type="checkbox"/>

Veterinarian: The Tenant provides the following information for use in the case of an emergency.

Clinic: _____ Contact Phone: _____

Address: _____

Terms & Conditions

Should the Landlord approve your request to have a pet/s on the rented premises, the Tenant agrees to comply with the following conditions:

- No pets can be let on to the property until the Landlord has provided the Tenant with written approval of the pet. This Application is not considered in any way and the Landlords acceptance of the Tenants pet;
- The pet shall be kept outside at all times;
- All pet waste must be removed from the property on a regular basis, and disposed of appropriately;
- The pet must be regularly flea treated;
- The Tenant undertakes to repair any damage caused to the premises by the pet, at the Tenants own expense and to the satisfaction of the Landlord/Agent;
- We agree that this agreement is only for the specific pets described above and we will not harbour, substitute or 'pet-sit' any other pet;
- We agree to abide by all local, city or state laws, licensing and health requirements regarding pets;
- If the pet is deemed a dangerous pet by council or state authorities, the Landlord reserves the right to have the pet removed from the premises. We will not accept or provide permission for any tenant to keep, harbour or have a "Dangerous Pet" on a rented premises;
- All dogs MUST be secured in the back yard or removed from the premises for any inspections or access required during the tenancy;
- The pet shall not cause a nuisance to neighbours due to noise, or any other reason;
- The Tenant is responsible for ensuring the boundary fences, gates or enclosures are adequate and can house a pet in their current condition. The Tenant MUST NOT make adjustments to the property to cater for the pet.

ACKNOWLEDGEMENT & CONSENT BY APPLICANT/S

Applicant Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

This Pet Application & Agreement will form part of the General Tenancy Agreement and all applicants will be bound by the Acknowledgement & Consent set out in the Terms & Conditions above.

OFFICE USE ONLY			
Application for pets Approved/Declined?	Approved <input type="checkbox"/>	Declined <input type="checkbox"/>	
Agent Name:	Signature:	Date:	

Privacy Notice and Consent

I, _____
(Full name/s)
of _____
(Residential Address)

have read and understood the attached information. I authorise employees of Nobel Realtors, and independent contractors of Nobel Realtors including their directors, officers and employees, to obtain relevant information from, and release relevant information to, the parties described on page 2 to assist with my involvement with Nobel Realtors. I understand that I can revoke my authority at any time. I acknowledge that if I revoke my authority, or if I decline to provide information as requested by Nobel Realtors, Nobel Realtors may be unable to provide the products or services I have requested.

Signed: _____

Date: _____

Parent/Guardian Signature (if under 18 years of age) _____

Privacy

Nobel Realtors Pty Ltd (ACN 608309691) trading as Nobel Realtors is committed to protecting your privacy in compliance with the *Privacy Act 1988* (Cth) and the Australian Privacy Principles (APPs). This document sets out Nobel Realtor's condensed Privacy Notice. Nobel Realtors also has a full Privacy Policy, which contains information about how you can complain about any breach by Nobel Realtors of the APPs or an applicable APP Code. A full copy of our Privacy Policy can be accessed via our website, email or hard copy.

Information Collection, Use and Disclosure

During the course of your involvement with Nobel Realtors, we may collect, use or disclose personal information about you for the following purposes:

- Assisting you to sell your property; Assisting you to purchase a property; Assisting you to lease a property (either as lessor or lessee); Assisting you to obtain a loan; Assisting you with payment or refund of a bond; Assisting you with tenancy disputes; Coordinating repairs or maintenance of a property owned or leased by you; Recording or accessing information at the Titles Registry Office or other government agency; Recording or accessing information at the Residential Tenancies Authority; Recording or accessing information on tenancy information services or databases; Client and business relationship management; Marketing of products and services to you;

The types of personal information we may collect, use or disclose about you includes but is not limited to:

- Your full name; Your date of birth; Your residential address; Your postal address; Your email address; Your home telephone number; Your work telephone number; Your mobile telephone number; Your occupation and business address; Financial information including details of your employer, income, name of bank or financial institution; Details of your spouse, de facto, dependent children, and roommates; Details of properties owned by you;

In order to provide products and services to you, we may disclose your personal information to the persons/organisations described below:

- In the event that you are a seller or a lessee, we may disclose your personal information to prospective buyers of the property owned or leased by you; In the event that you are a buyer or a lessee, we may disclose your personal information to the sellers of the property you are purchasing or leasing; Your legal advisor(s) and the legal advisor(s) representing the other party(s) involved in your transaction; Your financial institution and/or financial advisor; Insurance providers and brokers; Utility providers and utility connection service providers; Persons or organisations involved in providing, managing or administering your product or service including independent contractors engaged by us as real estate agents; Tradespeople engaged by us to repair or maintain a property owned or leased by you; Organisations involved in maintaining, reviewing and developing our business systems, procedures and infrastructure including maintaining or upgrading our computer systems; Persons or organisations involved in purchasing part or all of our business; Our related companies; Organisations involved in the payments systems including financial institutions, merchants and payment organisations; The Titles Registry Office or other government agencies; The Residential Tenancies Authority; Police; Tenancy information services or databases; Real estate websites; Real estate peak bodies;

Whenever it is reasonable or practicable to do so, we will collect your personal information directly from you. Sometimes it will be necessary for us to collect information from a third party or a publicly available source, such as a credit reporting agency, your legal adviser, your past or current employers, your previous lessors or property managers, and tenancy information services or databases.

In the course of providing services to you, it may be necessary for us to enter your personal information into forms generation software and real estate websites. Depending on the terms of use of such software and websites, a third party may acquire rights to use or disclose information entered into the relevant forms or websites.

We may disclose your personal information to recipients within Australia or to overseas recipients. Should information be required to be sent interstate or overseas, we will take steps to protect the privacy of your information.

We need your permission to collect, use and disclose your personal information, and we therefore ask that you sign the consent on the first page of this document to indicate your consent.

In the event that you do not consent to Nobel Realtors collecting and releasing your personal information as described above, we may be unable to provide the services requested by you.

Access to, and correction of personal information

You have the right to request access to your information and to request that Nobel Realtors update or correct your personal information. A charge may apply for providing access to your information.

Our Privacy Policy contains further information about how you may request access to, and correction of, your personal information.

Contacting Us - You may contact by mail, email or telephone as follows: GPO Box 885, Brisbane Q 4001; or 07 3668 0699; or info@nobelrealtors.com.au