



**first
national**
REAL ESTATE

Stanton & Taylor

Tenancy Application

Applicant Name:

Property Address:



371 High Street

Penrith, NSW 2750

Phone: 02 4731 2899 Fax: 02 4725 9630

www.stantonandtaylor.com.au



A. PROPERTY DETAILS – Property you would like to rent

Proposed Property (1)

[]	
Rent Per Wk:	\$ []

Proposed Property (2)

[]	
Rent Per Wk:	\$ []

Lease Term: [] 6 Months [] 12 Months

Commencement Date: []

How many tenants will occupy the property?

Adults: [] Children: [] Ages: []

B. 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
- Gas
- Phone
- Internet
- Pay TV
- Cleaners
- Insurance
- Removalist
- Truck or van hire



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



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

C. PERSONAL DETAILS

1. Please provide your details:

Mr Ms Miss Mrs Other: []

Surname: [] **First Name:** []

Date of Birth: [] **Drivers Licence Number:** []

Drivers Licence Expiry Date: [] **Drivers Licence State:** []

Passport Number: [] **Passport Country:** []

Pension Number (if applicable): [] **Pension Type (if applicable):** []

2. Please provide your contact details:

Home Phone Number: [] **Mobile Phone Number:** []

Work Phone Number: [] **Fax Number:** []

Email Address: []

3. What is your current address?

[]

[] **Postcode:** []

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

Years: [] **Months:** []

5. Why are you leaving this address?

[]

TRA Disclosure

I understand this agent is a member of Trading Reference Australia Pty Ltd (TRA) and may conduct a reference check with that organization on myself and/or the company whose name appears on the lease. I authorize this Agent to provide any information about me or the company to TRA/Landlord for the purpose of the check and acknowledge that such information may be kept and recorded by TRA. I realize that if a search is performed on the TRA database and my identification and/or the company whose name appears on the lease with the label "Refer to Agent" beside my name and/or company name, the agency who conducted the search and as a matter of procedure will call the listing agency to exchange information and establish why my name and/or the company's details have been entered on the register and in turn provide my contact details to the listing agency for the purpose of resolution and the removal of my name and/or the company details from the database. The agency that searched will then inform me of the listing/listings, the listing agency name and contact details giving me the right of reply. I accept that if I and/or the company whose name appears on the lease are currently listed as a defaulter with TRA, this Agency/Landlord has the authority to reject my application. I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused. I acknowledge that if I default on my tenancy/rental obligations in future, which means in breach of my contract/lease agreement for residential or commercial property and/or in accordance to the Property Stock and Business Agents Amendment (Tenant Databases) Regulation 2004, I and/or company whose name appears on the lease may be listed with TRA until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent/Landlord or in accord with the new regulations. The same applies to me if I am a Commercial Tenant or Holiday Tenant and in breach of my contract whatever the stipulations are within the contract with the said agency. I hereby authorize this agent to provide information about me to TRA and my default to TRA in connection with that listing. I also understand that my agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard. I will not hold TRA accountable for the inaccurate keying of information by TRA members therefor delivering an incorrect search as I understand faults can be made within this process due to human error. It is also understood that technical failure can cause errors and I do not hold TRA or the Agent responsible for same. I understand that if the said eventuates I may question the source and understand this will be thoroughly investigated and corrected immediately. Furthermore I authorize the agent to contact my employers past and present to confirm my employment history and my previous Landlord/Agency to verify details of my Tenancy. I also authorize the agent to contact two personal referees to establish my identification/location and concede that those referees have been given permission for me to use them. Those referees nominated have signed the Disclosure so that their identity can be confirmed as referral persons on the identifier sections of the TRA database. It should be noted that if the referee they are in no way accountable for the behavior or the tenant legally or financially. TRA may be contacted on 02 9363 9244 or mailto:info@tradingreference.com

I recognize that my photo ID may be scanned onto TRA for absolute identification. I the ten-ant, I the referee do acknowledge that information provided to TRA and/or the agent by these authorities given by me may be available to: Real Estate Agents and Landlords to assist them in evaluating applications for leases and by Real Estate Agents, Landlords, Video Stores, Banks, Utility Companies, Commercial Agents, organizations or any other members for the purpose of locating me for any lawful purpose. Should this Agent transfer its agency business to another person, I consent to the new agent and any further person to whom that business may be transferred taking every step which the former agent could have taken. (If more than one applicant, I means "We" in this form). "I have read and understand the above information"

Signature [] **Date** []

D. APPLICANT HISTORY

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

Landlord/Agents Name:

Landlord/Agents Phone Number:

Weekly Rent Paid:

7. What was your previous residential address?

Postcode:

8. How long have you lived at this address?

Years:

Months:

9. Please give us further information about this rented property:

Landlord/Agents Name:

Landlord/Agents Phone Number:

Weekly Rent Paid:

Was bond refunded in full?

If not, why?

E. EMPLOYMENT HISTORY

10. Please provide your employment details:

What is your occupation?

Full Time Part Time Casual

Employer's Name:

Employer's Address:

Postcode:

Contact Name:

Phone Number:

Length of Employment:

Years:

Months:

Net Income (weekly):

11. Please provide your previous employment details:

Previous Employer:

Contact Name:

Phone Number:

Length of Employment:

Years:

Months:

Net Income (weekly):

F. IF SELF EMPLOYED

12. Name of Business:

Business Address:

Postcode:

13. Please include last 2 tax returns with your application:

Established?

Income:

Accountant:

Accountant's Address:

Postcode:

G. STUDENT DETAILS

14. Name of College TAFE or University:

Course / Facility:

Student ID:

Income:

H. GOVERNMENT BENEFITS / OTHER INCOME

15. Please provide details of any other income:

Type of Benefit:

Weekly Amount:

I. CONTACTS / REFERENCES

16. Please provide a contact in case of emergency:

Surname:

Given Name/s:

Relationship to You:

Phone Number:

17. Please provide 2 personal references:

Surname:

Given Name/s:

Relationship to You:

Phone Number:

Surname:

Given Name/s:

Relationship to You:

Phone Number:

J. OTHER

18. Car Registration

Are you a smoker?

 Yes No

19. Please provide details of any pets:

Breed/Type:

Council Registration/Number:

1.

Indoor Outdoor

2.

Indoor Outdoor

20. Marital status or relationship to other applicants:

21. Additional comments from applicant:



K. DISCLAIMER

Please answer the following questions

1. Have you ever been evicted by a landlord or agent? [] Yes [] No

If Yes give details:

[Empty text box for details]

2. Are you in debt to any other landlord or agent? [] Yes [] No

If Yes give details:

[Empty text box for details]

3. Were any deductions made from previous bonds? [] Yes [] No

If Yes give details:

[Empty text box for details]

4. Have you ever declared bankrupt? [] Yes [] No

If Yes give details:

[Empty text box for details]

I _____ solemnly and sincerely declare that the Information provided in this application is true and correct and has been willingly supplied to assist in the assessment of my application. I further authorize the letting agent to contact and or conduct any enquiries and or searches with regard to the information and references supplied in this application. I, the said applicant do solemnly and sincerely declare that I am over 18 years of age.

I do solemnly & sincerely declare the following:

- 1. I have inspected the property applied for in this application
2. I wish to rent this property commencing on the date given
3. I would like to enter into a lease agreement for the period given
4. I have been informed and agree to the weekly rent amount
5. I understand that the rent for the aforesaid property is to be paid by DEFT, money order, bank cheque or BPAY EVERY week and is to be TWO weeks in advance at all times
6. I have been informed and agree to the rental bond amount
7. I have been informed and agree that should there be a requirement to commence proceedings for recovery of rent, any compensation for repairs and damage to the aforesaid property during the term or at the expiration of the tenancy agreement all costs associated with these proceedings shall be recovered by me.
8. I have been informed and agree that should this application not be accepted, the agent is not required to disclose a reason for the rejection of the application. I understand that information supplied will be destroyed once the application is declined.
9. I agree that I will abide by the policies of the office and the agent.
10. I allow the agent to photocopy the information supplied by me for their records.
11. On approval of the application I am to pay 1 weeks rent as a holding deposit.
12. If I do not proceed after the application is approved, I understand that the landlord/agent will retain this holding deposit as compensation to the landlord
13. I authorize the agent to gather information about my credit worthiness, standing and history and also information from my landlords/agents to assess this application.

Signature

[Empty signature box]

Date

[Empty date box]

L. NOTICE TO ALL APPLICANTS

- Each person over 18 needs to submit an application
• Before any application can be considered each applicant must provide the following documents and information
• Please allow a minimum of 2 working days for approval
• Once your application has been approved, you will be required to pay one weeks rent holding deposit, A "move in" date will be agreed upon and lease documents will be prepared. Each applicant will be required to sign the lease documents prior to col-lecting keys
• 4 weeks bond, 2 weeks rent in advance must be paid before keys can be released. This payment must be paid in full, by money order or bank cheque only. Personal cheques will not be accepted.

Please supply the following information with this application

(Photo copies will cost 50c each)

- 1. Photocopy of your ID—Drivers Licence or Passport
2. Current and previous rental references & current rental ledger
3. Income Confirmation—written work reference, Copy of last 3 pay slips or Centrelink Documents
4. If you are self employed, we will require a copy of your two latest tax return or a letter from your accountant.

Our office reserves the right to allow for any changes or addition to the above. Should an applicant fail to provide the above details the application may not be processed. This application will be investigated as to its accuracy.



ONE CALL WILL save YOU time AND effort

SERVICES WE connect



TO GET CONNECTED ASK YOUR LOCAL REAL ESTATE AGENT TO SEND US YOUR DETAILS
Call us on 1300 664 715 or visit directconnect.com.au

