



TENANCY APPLICATION

Suite 8, 395 Nepean Highway
Frankston, VICTORIA, 3199

Phone no: 03 9781 3400 Fax no: 03 9783 5656

Email: rentals@abelrealestate.com.au

Website: www.abelrealestate.com.au

Preference One:

Property: _____

Rent Per Week: _____ Rent Pcm: _____ Bond: _____ Term Of Lease: _____ Commencing: _____

I Acknowledge That I Have Viewed The Inside Of The Property (Please Sign) _____

Preference Two:

Property: _____

Rent Per Week: _____ Rent Pcm: _____ Bond: _____ Term Of Lease: _____ Commencing: _____

I Acknowledge That I Have Viewed The Inside Of The Property (Please Sign) _____

Names Of Other Adults Who Will Be Residing At The Premises (Please Note They Must Complete An Application Form)

1/ _____

2/ _____

Number Of People To Occupy The Property: (Please Indicate If The Children Only Stay Occasionally)

Adults: _____ Children: _____ Ages: _____

NOTICE to all Residential Tenancy Applicants

Before any applicant will be considered, each must achieve a minimum of 100 check points.

- | | | |
|--|--------|-------|
| 1. Last 4 Rent Receipts | 50 Pts | _____ |
| 2. Current Drivers Licence | 40 Pts | _____ |
| 3. Photo ID | 30 Pts | _____ |
| 4. Passport | 30 Pts | _____ |
| 5. Minimum of 2 references from a previous landlord or agent | 20 Pts | _____ |
| 6. Current Motor Vehicle Rego papers | 10 Pts | _____ |
| 7. Copy of Birth Certificate | 10 Pts | _____ |
| 8. Copy of previous telephone, electricity, gas bill | 10 Pts | _____ |
| 9. Copy of bank statement | 10 Pts | _____ |
| 10. Pension or Government Health Card | 10 Pts | _____ |

*STAFF TO PHOTOCOPY

TOTAL 100

(STAFF MEMBER _____)

Please turnover & complete all pages

Residential Tenancy Application Form

For your application to be processed you must answer all questions
(including the reverse side)

1. Agent Details

ABELABEL REAL ESTATE PTY LTD

Address: Suite 8, 395 Nepean Highway, Frankston VIC 3199
Phone no: 03 9781 3400
Fax no: 03 9783 5656
Email: rentals@abelrealestate.com.au

Tamika Thurgood/ ID: 16539 Vicki McCullfray/ID: 6130

2. Property Details

Address _____

Suburb _____ Postcode _____

Electricity Meter No _____

Lease Term _____ Years _____ Months _____

Date Property is to be occupied _____ / _____ / _____

Number of other Applicants to Occupy the Property _____

Adults _____ Children _____

3. Personal Details

Title _____ First Name _____ Initial _____

Last Name _____

Date of Birth _____ / _____ / _____ Age (Years / Months) _____

Drivers Licence Number _____ State of Issue _____

Alternate ID (eg passport) _____ No _____

Pension Type (if applicable) _____ No _____

Please provide contact details _____

Home Ph _____ Mobile Ph _____

Email _____

Occupation _____ Work No _____

Current Address _____

Suburb _____ Postcode _____

4. Emergency Contact

Please provide an emergency contact not residing with you _____

First Name _____ Surname _____

Relationship _____ Phone No _____

Address _____

Suburb _____ Postcode _____

5. Payment Details

Property Rental \$ _____ Per Week or \$ _____ Per Month _____

First Payment of rent in advance \$ _____

Rental Bond (1 Month Rent) \$ _____

Sub Total \$ _____

6. Utility Connections

connectnow.

Phone: 1300 554 323
Email: info@connectnow.com.au
Internet: www.connectnow.com.au

A Free Service - Connecting Your Utilities Has Never Been Easier!

connectnow is a simple and convenient time saving service assisting with your Telephone, Electricity & Gas connections to some of Australia's leading providers. connectnow also provide a range of additional services to compliment your household utilities, such as Internet & Pay TV.

This is a value-added service independent of your tenancy application - you are not obligated to use connectnow.

If you would like connectnow to contact you to discuss any of the above services please tick the box and a connectnow representative will make all reasonable efforts to contact you within one working day of receiving an application. If we are unable to contact you within this period please contact connectnow on 1300 554 323 to ensure connection can be completed by your requested date.

While the connectnow service is FREE, standard service provider connection fees and charges still apply. You pay NO extra charges as a result of using the connectnow service.

Please Contact Me YES

7. Declaration

A)

I acknowledge that this is an application to lease this property and that my application is subject to the owner's approval and the availability of the premises on the due date. I hereby offer to rent the property from the owner under a lease to be prepared by the Agent pursuant to the Residential Tenancies Act 1997.

I acknowledge that I will be required to pay rental in advance and a rental bond, and that this application is subject to approval from the owner/landlord. I declare that all information contained in this application (including the reverse side) 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 details of my credit worthiness from, the owner or Agent of my current or previous residence, my personal referees, any record, listing or database of defaults by tenants. If I default under a rental agreement, the Agent may disclose details of any such default to any person whom the Agent reasonably considers has an interest receiving such information.

B)

If section 6 is complete please note that the following terms will apply if you ask us to contact you. Firstly you will be consenting to connectnow Pty.Ltd. A.B.N. 79 097 398 662 arranging for the connection and disconnection of the nominated home services and to providing information contained in this application to the service providers for this purpose. I agree that neither connectnow nor the Agent accepts liability for loss caused by delay in, or failure to connect/disconnect or provide the nominated services. The service will be activated according to the applicable regulations, service provider time frames and terms and conditions once the client has agreed to use the chosen service provider. I authorise the obtaining of a National Metering Identifier (N.M.I.) on my residential address to obtain supply details. I acknowledge that the terms and conditions of the service provider bind me and that after hours connections may incur additional service fees from service providers. I acknowledge that connectnow Pty Ltd will be paid a fee by the service provider and will be paying a fee to the Agent in respect of the provision of the service being provided to me by connectnow Pty Ltd.

PRIVACY POLICY:

The privacy of connectnow customers is of vital importance to connectnow. You have the right to access connectnow records of your information under the Privacy Act. connectnow will not release your personal information to any third party other than for the purposes of connecting the nominated utility service, unless required to do so under law or government order.

Signed: _____ Date _____ / _____ / _____

8. Applicant History

How long have you lived at your current address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving

Was bond repaid in full? Yes No If No, please specify why:

What was your previous residential address?

Suburb Postcode

How long have you lived at your current address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving \$

Was bond repaid in full? Yes No If No, please specify why:**9. Employment Details**

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at current employment Years Months

Net Income \$ Per Week \$ Per Month

10. Previous Employment Details

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at previous employment Years Months

Net Income \$ Per Week \$ Per Month

16. How did you find out about this property? (Please Tick)RENT LIST INTERNET OFFICE FOR LEASE BOARD OTHER _____**11. Social Security Benefits**

Type

\$ Per Week \$ Per Month

12. If Student, please complete the following

Place of Study

Course being undertaken

Course Length

Enrolment Number

Parents Name Ph

Campus Contact Ph

Course Co-ordinator Ph

Income

Parents Address Overseas

13. Other information

Car Registration

Do you have pets? Yes / No (please circle)

14. Personal Referees

1. Reference name

Occupation

Relationship Phone No

Notes

1. Reference name

Occupation

Relationship Phone No

Notes

15. Office Use Only

Lease Start Date / /

Car Space/Garage

Landlord's Name

Lease to be signed on

Signed: Date / /



Agent Name: Abel Real Estate Pty Ltd
ABN: 16 004 622 048
Address: Suite 8, 395 Nepean Highway, Frankston
Phone no: 03 9781 3400
Fax no: 03 9783 5656
Email: rentals@abelrealestate.com.au
Web: www.abelrealestate.com.au

Tenancy Privacy Statement

Please fully complete and sign every page of this application. For your application to be processed it must be fully completed.

This form is to be accompanied by an Application for Tenancy. Your Application for Tenancy cannot be accepted unless this has been completed in full and signed.

Due to recent changes in the Privacy laws, from 21st December 2001, all real estate agencies must ensure that you fully understand the National Privacy Principles and the manner in which we must use your private information in order to carry out our role as professional property managers. Please take the time to read this Privacy Statement carefully, and once completed return it to this office with your tenancy application.

As professional property managers, Abel Real Estate, collects personal information about you. To ascertain what personal information we have about you, you can contact us by the following ways: in person, via email, fax or telephone.

As professional property managers, we collect your personal information to assess the risk in providing you with the lease/tenancy of the premises you have requested, and if the risk is considered acceptable, to provide you with a lease/tenancy of the premises.

To carry out this role, and during the term of your tenancy, we usually disclose your personal information to the following:

The landlord, the landlord's lawyers, the landlord's mortgagee – for mortgage purposes, referees you have nominated, organisations/tradespeople required to carry out maintenance to the premises, rental bond authorities, Residential Tenancies Tribunals/Courts, collection agencies, National Tenancies Database Pty Ltd, Remington White, other real estate agents and landlords, utilities companies such as gas, electricity, water connection, telephone connection, banks – for rental payment facilities and financial records, employers – for reference purposes.

PLEASE NOTE:

1. This application is subject to the owner's approval and may take 3-4 days to process.
2. All applicants must complete an application form.
3. Initial bond payment must be paid in the form of a bank cheque made payable to the **Residential Tenancies Bond Authority** (personal cheques or cash will not be accepted).
4. Initial rental payments must be paid by bank cheque or money order made payable to the **Abel Real Estate**.
5. The applicant hereby agrees to a credit check being carried out by the National Tenancy Database.

The applicant acknowledges that the property is in a reasonably clean condition and in good repair as inspected.

TENANCY ACCEPTANCE

We understand that finding and selecting a rental property is often difficult. We will process your application as quickly as possible, but please remember we may be processing many applications at the same time. To assist us please fill out ALL the required details on the application and ensure your completed application is returned to our offices as quickly as possible.

UNSUCCESSFUL APPLICATIONS

Should your application be unsuccessful you will be advised. However, should you wish to apply for another property we will hold over your application for you.

SUCCESSFUL APPLICATIONS

Should your application be successful you will be notified by phone and requested to confirm your tenancy. We require the leases to be signed and one months rent to be paid within 24 hours of confirmation to secure your tenancy. The property manager will supply you with these amounts at the confirmation of your tenancy. Keys will only be handed out when all parties have signed the tenancy agreement, Bond Lodgement Form, all monies have been paid and the tenancy has commenced. No action will be taken against the landlord or agent if the application is unsuccessful or upon acceptance should the premises be unavailable for occupation on the date for whatever reason.

Signing of tenancy agreements and the payment of the first months rent can be undertaken at this office only. It is a policy of Abel Real Estate that all rental payments are made via bank cheque, money order or cash. Future rental payments may be made via Commonwealth Bank deposit book (to be supplied) or by payment directly to this office.

Signed by the:

Applicant _____

Print Name _____

Date _____

Witness _____