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Julie Feller
 REAL ESTATE

Tenancy Application Form

AGENT DETAILS

Submitting Application Via Email
 Please send applications to the following:
danny@juliefeller.com.au
fyonn@juliefeller.com.au
 Or Fax application to: 02 9388 3833

Additional information

1. Applications must be submitted with the following:
1. Copy of I.D
2. Copy of Payslip OR
3. Letter from employer and/or Bankstatement

Rental Property:
 Property address:

Tenancy Requirements:

length of tenancy: _____ months Rent: \$ _____ per week Commencement Date: _____

How many people will occupy the property?

Adults Children

Do you have Pets?

Yes No Pets Details: Dog, Cat? _____

Applicant's Details

Name: _____ D.O.B: _____

Current Address: _____

Home Phone: _____ Mobile: _____ Work Phone: _____

Email Address: _____

Please insert all other names of persons to live at property. Eg. Children

1 _____

2 _____

Personal Details

Driver's licence number: _____ State of issue: _____

Passport number: _____ Country of issue: _____





Current Rental Details

Address:

Agent/Landlord

Phone:

Current Rent \$

How long did you live there?

Reason for leaving?

Previous Rental Details

Previous rental address

Agent/Landlord

Phone

Rent?

How long did you live there?

Reason for leaving?

Current Employment

What is your occupation?

Employer Name?

Employers address?

Fax no.

Contact Name

Phone no.

Length of employment

Net income?
\$

Previous Employment

What is your occupation?

Employers Name?

Employers address?

Contact Name

Phone no.

Length of employment

Net income?
\$



Emergency contact details

Name:

Relationship:

Contact Phone:

Email Address:

Personal/business references: (not related)

1 Name:

Phone:

Address:

Occupation:

2 Name:

Phone:

Address:

Occupation:

Declaration:

I hereby offer to rent the property from the owner under a lease to be prepared by the agent. I acknowledge that I will be required to pay rental in advance (of one calendar month) and rental bond.

I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application including 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 personal information about me from:

- (a) the owner or the agent of my current or previous residence.
- (b) my personal referees for this application
- (c) my current and past employees
- (d) Any persons who maintains any record, listing or database of defaults by tenants: and I authorise and consent to each of those persons providing a requested personal information about me to the agent.

If I default under a rental agreement, I agree that the agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.

I am aware that agent will use and disclose personal information in order to

- (a) communicate with the owner and select a tenant
- (b) prepare lease/tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from the residential tenancies bond authority
- (e) refer to tribunals/courts & statutory authorities
- (f) refer to collection agents/lawyers

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the agent cannot provide me with the lease/tenancy of the premises.

SIGNATURE OF APPLICANT

DATE

Reservation

Complete this section if you want to reserve the property for a period of time:

\$ 7 Days

The landlords agent undertakes:

- (a) the premises will not be let during the Reservation Period, pending the agreement of a residential tenancy agreement.
- (b) The whole fee will be refunded if the landlord does not decide to enter into a residential tenancy agreement for the premises during the reservation period.
- (c) The whole fee will be refunded if the landlord does not carry out (during the reservation period) repairs or other work upon which is a condition to entry into a residential tenancy agreement:
- (d) If the applicant decides not to enter into a residential tenancy agreement, and the premises are not let or otherwise occupied during the Reservation period, the landlord may retain the entire holding fee.
- (e) If a residential tenancy agreement is entered into, the fee is to be contributed towards rent for the premises.

SIGNATURE OF APPLICANT



TRA Disclosure

I understand this agent is a member of Trading Reference Australia Pty. Ltd. (TRA) and may conduct a reference check with that organisation on myself and the company whose name appears on the lease. I authorise this Agent to provide any information about me or the company to TRA / Landlord for the purpose of the check and I acknowledge that such information may be kept and recorded by TRA. I realise that if a search is performed on the TRA database and my identification and the company whose name appears on the lease with the label "Refer to Agent" beside my name and the company name, the agency who conducted the search as a matter of procedure will call the listing agency to exchange information and establish why my name and 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 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 right of reply. I accept that if I and 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 the 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 and or Holiday Tenant and in breach of my contract whatever the stipulations are within that contract with the said agency. I hereby authorise 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 in of information by TRA members therefore 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 authorise 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 authorise the agent to contact two personal referees to establish my identification / location and concede that those referees have given permission for me to use them.

I recognize that my photo id may be scanned onto TRA for absolute identification. I, the tenant, do acknowledge that information provided to TRA and/or the agent by these authorities given by me may be available to: a) Real Estate Agents and Landlords to assist them in evaluating applications for leases and b) Real Estate Agents, Landlords, Dentists, Video stores, Banks, Utility companies, Commercial Agents, organisations or any other members for the reason 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 any step which the former agent could have taken.

name

signature

date

TRA adheres strictly to requirements of the Privacy Laws and therefore does not use the information

supplied by the tenant for advertising purposes. Trading Reference Australia may be contacted at the above address during business hours 9.00am - 5.00pm Monday to Friday regarding any records kept concerning you. To validate and correct inaccurate information we require a signed Personal Disclosure form and photo ID. An urgent confirmation of your records can be done immediately by credit card payment using the secure section on our web page. Copyright Trading Reference Australia ©