



NICH FINANCIAL GROUP PTY LTD T/A NICH REAL ESTATE
481 Torrens Road Woodville SA 5011
Tel: 08 7600 0321 Agent No: 308267
Email: admin@nich.com.au



Member of SAA

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APPLICATION FOR RESIDENTIAL TENANCY

Residential Tenancies Act 1995

Rental Property Details

Property _____
Available Date ____/____/____
Tenancy Term _____

[Note: The **Personal Information Form** must also be submitted by each Proposed Tenant with this Application.]

Tenant 1 ☐ Personal Information Form attached or ☐ Personal Information Form already supplied

Full name _____
Phone work _____ Home _____
Mobile _____ Email _____

Tenant 2 ☐ Personal Information Form attached or ☐ Personal Information Form already supplied

Full name _____
Phone work _____ Home _____
Mobile _____ Email _____

Tenant 3 ☐ Personal Information Form attached or ☐ Personal Information Form already supplied

Full name _____
Phone work _____ Home _____
Mobile _____ Email _____

Number of persons proposed to occupy the Property Adults _____ Children _____

Intended residents [insert children's names/ages]

Rental Details

Rental _____ \$ per week

Lease period requested _____

First payment of rent in advance _____ \$

Bond is max 4 weeks' rent if rent is \$800p/w or less,
OR 6 weeks' rent if rent is more than \$800p/w. _____ \$

Other _____ \$

Amount payable on signing Tenancy Agreement _____ \$

Tenant(s) Details

- I/we apply for the tenancy above.
- Pets Type of Pet _____ Breed _____ Number _____ Age _____
Type of Pet _____ Breed _____ Number _____ Age _____
- I/we have or will need a residential tenancy bond from a State Government Dept.? ☐ Yes ☐ No
If Yes, \$ _____ Branch _____
- Special conditions requested and/or my special needs

[Note: The landlord is not obliged to accept any of the tenant's requests or requirements for special conditions.]

For exclusive use of Members or Affiliates of SAA

Tenant(s) Acknowledgements

5. None of us are bankrupt and all of the information supplied in this Application is true and correct and is not misleading in any way and we will bring any information relevant to the Landlord's attention.
6. I/we acknowledge that we will accept possession of the Property in the condition it is as at the date of inspection.

If you are advised the Application is successful - it is still not binding unless all matters are finalised as below

7. I/We acknowledge if the Application is successful the Landlord will provide a proposed Residential Tenancy Agreement which I/we must then sign or decline and a Residential Tenancy Agreement is only operative and binding if I/we sign the Residential Tenancy Agreement and return all the documents to the Property Manager in the required time, and pay immediately in full the required rent and bond. **A Residential Tenancy Agreement will only operate once the Landlord signs it or** advises their acceptance. If these things are not done within the time stipulated and/or not accepted by the Landlord then no agreement will arise and the Landlord may let the Property elsewhere. Time is of the essence.

Name Tenant 1 _____

Signature – Tenant 1

Date

Name Tenant 2 _____

Signature – Tenant 2

Date

Name Tenant 3 _____

Signature – Tenant 3

Date

ACKNOWLEDGEMENT AND CONSENT

The parties acknowledge and consent to each signing this document (and any notices given under this document or legislation) themselves, or by their attorneys and/or representatives, by electronic and/or digital signatures pursuant to the *Electronic Communications Act 2000 (SA)* and the *Electronic Transactions Act 1999 (Cth)* as applicable, and delivering this document and giving and receiving any communications relating to this document electronically.

OFFICE USE ONLY					
Tenant 1	<input type="checkbox"/>	Personal Details with Verification of Identity received		Date	/ /
Tenant 2	<input type="checkbox"/>	Personal Details with Verification of Identity received		Date	/ /
Tenant 3	<input type="checkbox"/>	Personal Details with Verification of Identity received		Date	/ /
References	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Previous Agent called	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Employment	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Residential Tenancy Agreement Signed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
ID verified	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Database check	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Rent Paid	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Bond	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Accepted	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Bond Lodged	Date	/ /
Comments:					



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TENANT'S PERSONAL INFORMATION FORM

for Tenancy Application *Residential Tenancies Act 1995*

TO BE COMPLETED BY EACH TENANT

Personal Details

First name	_____	Surname	_____
Mobile	_____	Phone work	_____
Email	_____	Email 2	_____
Date of Birth	_____	Australian	<input type="checkbox"/> Yes <input type="checkbox"/> No
Driver's Licence	_____	State	_____
Passport No	_____	Country	_____
Centrelink Ref ID	_____	Payment Type	_____
Vehicle Model/year	_____	Reg No.	_____
Pets	_____	Type/Breed	_____

Tenancy History

Present address _____

How long have you lived at your present address? _____ Rent Paid \$ _____

☐ Owned ☐ Rented ☐ Boarded

Reason for leaving this address? _____

Agent/Landlord's Name _____

Address _____ Phone No _____

Previous address _____

How long did you live at your previous address? _____ Rent Paid \$ _____

☐ Owned ☐ Rented ☐ Boarded

Reason for leaving this address? _____

Agent/Landlord's Name _____

Address _____ Phone No _____

Was Bond refunded in full? ☐ Yes ☐ No, if No – reasons why _____

Self Employed ☐ Yes ☐ No **Student** ☐ Yes ☐ No

Employment History

Employer 1 _____ Phone No _____

Occupation _____ ☐ Full Time ☐ Part Time ☐ Casual

Period of Employment _____ Net Weekly Income \$ _____ (last 2 payslips required)

Previous Employer 2 _____ Phone No _____

Occupation _____ ☐ Full Time ☐ Part Time ☐ Casual

Period of Employment _____ Net Weekly Income \$ _____

References – 2 personal/business references (not related to you)

Name 1 _____ Relationship _____

Address _____ Phone No _____

Name 2 _____ Relationship _____

Address _____ Phone No _____

Emergency Contacts

Name 1 _____ Relationship _____

Address _____ Phone No _____

Name 2 _____ Relationship _____

Address _____ Phone No _____

My Financial Institution Details (for repayments in future and to verify payments in)

Bank _____ Account Name _____

BSB _____ Account No _____

Disclaimer / Authority

I offer to rent the property from the owner on the attached Application and/or any future Application. I acknowledge that any application is subject to the approval of the owner/landlord. I declare that all information contained in this Application is true and correct and given of my own free will.

I AUTHORISE the Agent to obtain personal information about me in accordance with the provisions of the *Privacy Act 1988* from:

- (a) The owner or the Agent of my current or previous residences;
- (b) My personal referees and employer/s;
- (c) Any record listing or database of defaults by tenants;

Any record listing or database of defaults by tenants such as TICA, NTD, TRA or Other databases for the purpose of checking tenancy history. I am aware that I may access my personal information by contacting:

TICA Telephone: 1300 720 164 Website: www.tica.com.au	TRA Telephone: (02) 9363 9244 Website: www.tradingreference.com
NTD Telephone: 138 332 Website: www.ntd.net.au / www.tenancydatabase.com.au	Other:

I am aware that the Agent will use and disclose my personal information within this application without limiting in order to:

- (a) communicate with the owner and select a tenant
- (b) prepare lease/tenancy documents and complete a check with TICA, NTD, TRA or Others
- (c) allow trades-people or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) transfer water account details into my name.

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. By signing this document I AGREE AND ACKNOWLEDGE the terms above and that I may make applications to enter into a Residential Tenancy Agreement. I understand my applications may not be successful as there may be many applicants and this personal information may be used for any Applications I make.

ACKNOWLEDGEMENT and CONSENT ELECTRONIC SIGNING

I agree and the parties all acknowledge and consent to either of them or their attorneys and representatives signing this form and any agreements and notices (under the agreement application or under the Act) by electronic and/or digital signatures under the *Electronic Transactions Act (Cth and the relevant State applying)* and delivering this form and any application and notices by email.

Signature Tenant

Date: _____

my Verification of Identity details are on the next page attached

Verification of Identity of

Name _____

100 Point Check – by Agent

Before any application will be considered, each applicant must achieve a minimum of 100 check points. Should you not be able to meet the 100 check points please speak to the Agent. This information needs to be photocopied prior to submitting the application.

Proof of Identity – you must provide one of the following:

Australian Citizenship Certificate OR

Passport (current or expired within last 2 years but not cancelled) OR

Birth Certificate + Photo ID OR

☐ 70 points

Driver's Licence

☐ 40 points

Proof of Income – you must provide at least one of the following:

Last Pay Advice OR

Current Centrelink Statement OR

Current Bank Statement

(must show sufficient funds to meet rental payments)

☐ 25 points

Supporting Documentation

you must provide at least **30 points** of the following documentation:

Two Written References (current or previous employers)

☐ 35 points

Current Rental Ledger (from last Managing Agent)

☐ 25 points

Last 2 Rent Receipts

☐ 25 points

Recent Rates Notice

☐ 25 points

Vehicle Registration papers

☐ 25 points

Current Electricity/Phone Account

☐ 25 points

Minimum of 30 points required

Note: If you are renting for the first time or have difficulty achieving 100 check points, call us to discuss alternative verification checks that may be conducted.