

Prior to any application(s) being considered the property must be inspected by one of the applicants; each applicant is required to produce sufficient identification which totals 100 points. Should you have difficulties providing this identification please advise us prior to completing.

NOTICE TO ALL RESIDENTIAL TENANCY APPLICANTS

100 IDENTIFICATION CHECKLIST

*Note : You MUST have atleast one of each of the items listed with a * next to the points*

• Current Drivers licence OR Current Passport OR Proof of Age Card	30 Points*
• Tenancy History Ledger OR Mortgage repayment statement	30 Points*
• If renting privately reference MUST be provided in writing	
• Previous tenancy agreement	20 Points
• Rental bond receipt	20 Points
• Pay advice (previous 2) OR letter from employer OR Centrelink payment advice	15 Points*
• Copy of business registration paper and last 2 years tax returns if self employed	15 Points*
• Motor vehicle registration	15 Points
• Telephone account	15 Points
• Electricity account	15 Points
• Gas Account	15 Points
• Bank OR credit card statement	15 Points
• Pension card	15 Points
• Council OR water rates	15 Points
• Health care card	15 Points
• Medicare card	10 Points
• Birth certificate	10 Points

If your application is successful, the following is required upon signing a lease:

- 2 weeks rent in advance (the reservation fee will be used as first weeks rent)
 - 4 weeks bond

These amounts above MUST be paid by either bank cheque OR money order ONLY

We are a non cash and non credit card office

PLEASE NOTE:

If an applicant is accepted, a reservation fee of one (1) weeks rent is required in the form of a bank cheque or money order within 24 hours.

All applicants for tenancy are referred to NTD, TICA and TRA for a tenancy check.

- Rent will be direct debited from your nominated bank account on the Friday of every week.
 - Water usage will be direct debited after 21 days of being posted out to tenant.
- Please note in brand new properties the landlord is NOT responsible for connection of telephone and TV antenna.

My Property Consultants

ABN: 31 089 556 847

- | | |
|--|-----------|
| • 100 Argyle Street, Camden | 4655 4288 |
| • Shop 1/33 Village Circuit, Gregory Hills | 4605 0600 |
| • Shop 5-6 Hosking Crescent, Glenfield | 9618 5144 |
| • 6 O'Sullivan Road, Leumeah | 4628 2011 |
| • 1/100 Argyle Street, Picton | 4651 2555 |

mypropertyconsultants.com.au



A. AGENT DETAILS

My Property Consultants

- CAMDEN
- CAMPBELLTOWN
- GLENFIELD
- LEUMEAH
- PICTON

B. PROPERTY DETAILS

1. What is the address of the property you would like to rent?

2. Lease commencement date?

3. Lease term? Rent per week?

Months	Years
--------	-------

4. How many tenants will occupy the property?

Adults	Children	Ages
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C. PERSONAL DETAILS

5. Please provide your details.

Please circle.
Mr/Mrs/Miss/Ms/Other

Surname

Given Name(s)

Date of birth

Medicare Card No./Ref. No.

Drivers Licence/ NSW Card No.

Drivers Licence State/Expiry Date

Passport No.

Country Of Issue/ Expiry Date

Pension No. (If applicable)

Pension Type (If applicable)

Home Ph No.

Mobile No.

Work Ph No.

Email address



D. PRIVACY DECLARATION

I hereby offer to rent the property from the owner under a lease to be prepared by the agent.

Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of 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 that I am not bankrupt.

I authorize the agent to obtain personal information from:

- (a) the owner or the agent of my current or previous residence;
- (b) my personal referees and employers
- (c) any record listing or database by defaults of tenants; 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 the Agent will use and disclose my personal information to:

- (a) communicate with the owner and select a tenant
- (b) prepare lease tenancy documents
- (c) allow trades people or equivalent organization contact me
- (d) lodge / claim / transfer a Bond authority
- (e) refer to Tribunals / Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents / lawyers (where applicable)
- (g) Complete a tenancy check with NTD (National Tenancy Database) T.I.C.A (TICA Default Tenancy Control Pty Ltd) and T.R.A (TenantsReference Australia) (TenantsReference Australia)

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. I am aware that I may access my personal information on the contact details above.

Signature:

E. APPLICANTS HISTORY

6. What is your current address?

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

Months	Years
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8. Why are you leaving this address?

9. Landlord/Rental OR sales agent details of the property?

Landlord/ Agents Ph No.

Weekly rent paid?

10. What was your previous residential address?

11. How long did you live at this address?

Months	Years
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12. Landlord/Rental OR sales agent details of the property?

Landlord/ Agents Ph No.

Weekly rent paid?

Was bond refunded in full?

If not, why not?

F. EMPLOYMENT HISTORY

13. What is your occupation?

What is the nature of your employment? (fulltime/parttime/casual)

Employers Name (accountant details if self employed)

ABN No. and Company Name

Employers Address

Contact Name

Phone No.

Length of employment

Net income (weekly)

14. Please provide your previous employment details
Occupation?

Employers Name (accountant details if self employed)

Phone No.

Net income (weekly)

Length of employment

G. CONTACTS /REFERENCES

16. Please provide a contact incase of emergency

Surname

Given Name(s)

Relationship to you

Phone No.

17. Please provide 2 personal references (Not related to you)

Full Name

Phone No.

Full Name

Phone No.

H. OTHER DETAILS

18. Please provide details of any pets

Breed/type?

Registration No.

Breed/type?

Registration No.

I. RESERVATION

Once the Application is approved, I agree to the following:

- (a) The Reservation fee of \$ _____, is equivalent to one weeks rent to reserve the premises in you favour for the period of seven days
- (b) That the reservation fee will be banked into a trust account and any refund given will by way of Cheque.
- (c) The reservation fee will be paid towards the first weeks rent.
- (d) That should the applicant decide not to proceed, the landlord has the right to retain the whole Reservation Fee.

During my inspection of this property I found it to be in a reasonable condition yes no

If "No", I believe the following items below should be attended to prior to the commencement of the tenancy. I do acknowledge that these items are subject to the Landlords approval.

Signature of Applicant

Please ...
SIGN HERE

Date:



This office utilises the National Tenancy Database, TICA and TRA for tenant screening purposes, including online identity verification. In accordance with current rental legislation if a breach or default occurs under your rental agreement, the details of such breach or default may be listed on this database for other agents to access when you apply for future properties.

National Tenancy Database (Ntd)

If you have any questions relating to this service or information held by the National Tenancy Database you should contact them directly on 1300 563 826.

TICA

Further Information About TICA Full details about TICA can be found on TICA's website at www.tica.com.au under Tenant Information and Privacy Policies or by contacting TICA on our Helpline 190 222 0346 calls charged at \$ 5.45 per minute including GST (higher from mobile and pay phones)

TRA

Further Information About TRA Can be found on our website www.tradingreference.com.au. OR by calling TRA on (02) 9363 9244

UTILITY CONNECTIONS – A FREE OF CHARGE SERVICE TO HELP CONNECT YOU

Choose service and choose your service provider

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>	Gas	<input type="checkbox"/>		origin		EnergyAustralia		AGL

NO FIXED TERMS ON ELECTRICITY & GAS PLANS SO YOU ARE NOT LOCKED IN.*

* Note, you may be charged fees such as a disconnection fee when exiting your contract. You may also be charged fees by your current energy provider when exiting your existing plan.

<input type="checkbox"/>	Phone		Telstra
<input type="checkbox"/>	Internet		Telstra
<input type="checkbox"/>	Pay TV		Foxtel

REQUESTED CONNECTION DATE

POWER ON GUARANTEE  **ENSURES THAT YOUR ELECTRICITY WILL BE ON FOR MOVE-IN DAY.**

If it's not, we will investigate the issue, provide a prompt resolution and reimburse you for any reasonable out of pocket expenses arising out of the connections delay to the value of \$200 per day and capped at a total of \$1,000*.

*Subject to our POWER ON GUARANTEE terms and conditions below

How Connection services from realestate.com.au works



1. Select the utilities and enter requested connection date



2. Sign your consent on the next page



3. Your Agent will submit your request to us



4. We will lodge your connection requests with the utility companies



5. For phone, internet and Pay TV requests, we will call you to walk through the options



6. We'll SMS and email you confirmation of the order

General terms and conditions

This is an OPTIONAL connection service to assist you to obtain energy and/or telecommunications services for your new residence. If you are a prospective tenant, your decision whether or not to use this service will not affect your rental application. One of realestate.com.au's service providers Fast Connect Pty Ltd (telephone: 1300 661 464) (the "Service Provider") is the marketer of energy and telecommunications services provided by various retailers, and will assist realestate.com.au to provide this connection service to you.

If you have ticked one of the boxes above, you consent to realestate.com.au and its Service Provider using your personal information provided by you in this form and your tenant application form (if applicable) in accordance with the Privacy Collection Statement below including using those details to contact you by phone, SMS and email in relation to the selected product(s). You acknowledge that realestate.com.au and its Service Provider may receive commissions or fees from your selected retailer(s), that commissions or fees may be paid between realestate.com.au and its Service Provider, and that your real estate agent may receive commissions or fees from realestate.com.au or its Service Provider, in each case for arranging provision of the requested services. The value of commissions or fees may vary from time to time and differ depending on which retailer is selected.

You may prefer to obtain services under different terms and conditions, or from different retailers, to those set out above. However, the above products are the only ones that are available as part of this connection service. You acknowledge that if you select one of the services above and the relevant retailer agrees to provide that service to you, then you will enter into a contract with that retailer for the provision of that service. Retailers retain discretion in relation to accepting your request for products or services - acceptance may be affected by factors such as a retailer's credit criteria or ability to supply to your selected address.

Energy (Electricity and Gas)

If you have selected an energy product above, you are entitled to be provided with certain information before you enter into a contract for the provision of that electricity or gas. That information is set out in, or accompanies, this form.

A summary of some key useful information concerning these contracts is set out on the following page.

POWER ON GUARANTEE terms and conditions

realestate.com.au offers a "POWER ON GUARANTEE". We guarantee that your electricity will be connected by your requested connection date, provided that:

(a) you select one of the electricity retailers offered above; (b) realestate.com.au is provided with the correct address for the connection of your electricity; (c) realestate.com.au receives your electricity connection request by at least 2pm Australian Eastern Standard Time on the Business Day prior to your requested connection date as selected above (the "Connection Date"); (d) your selected electricity retailer accepts your connection request; (e) you turn your mains switch off prior to the Connection Date; (f) you provide clear access to your property on the Connection Date; (g) you complete any other reasonable requirements requested by realestate.com.au or its Service Provider; and (h) there is no fault at the property which prevents electricity from being connected on the Connection Date.

If the POWER ON GUARANTEE applies (in accordance with the above paragraph), and your electricity is not connected by midnight on the Connection Date, realestate.com.au's Service Provider will: (a) promptly investigate the issue and use its best endeavours to solve the connection problem as soon as possible; and (b) reimburse you for any Out Of Pocket Expenses incurred by you as a result of the late connection.

"Out of Pocket Expenses" means reasonable out of pocket expenses incurred by you as a direct result of your electricity not being connected on the Connection Date at your nominated address, until your electricity is connected, up to a maximum of \$200 per day and capped at a total of \$1000 in aggregate, but does not include any expenses incurred as a result of: (a) loss of income (time off work); (b) loss of business revenue; (c) petrol costs, however incurred; or (d) loss of or injury to animals.

In order to claim under the POWER ON GUARANTEE, you must contact realestate.com.au's Service Provider within two (2) weeks of the Connection Date on 1300 661 464 and provide details of your case and written evidence of any expenses you want to claim. The expense of claiming under the POWER ON GUARANTEE (if any) shall be borne by you.

The benefits under the POWER ON GUARANTEE are in addition to any other rights and remedies available under any applicable law which is non-excludable. However, all other warranties (whether express or implied) are expressly excluded.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

realestate.com.au does not guarantee the connection, or disconnection of any other services requested by you, or that any will be by your requested date. You agree that to the maximum extent permitted by law, other than as set out above, realestate.com.au and its Service Provider will have no liability to you for the provision of the service.

Retailer contact details	<p>Origin Energy Ltd. Level 7, 321 Exhibition St Melbourne VIC 3000 Ph: 132 463 Fax: 1800 132 463 Email: enquiry@originenergy.com.au This market retail contract is: Origin Supply Electricity and/or Dual Fuel Plan. If Origin is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with Origin instead of a market retail contract.</p>	<p>EnergyAustralia Level 33, 385 Bourke St Melbourne VIC 3000 Ph: 1800 720 262 Email: enquiry@energyaustralia.com.au This market retail contract is: EnergyAustralia Basic Home Plan. If EnergyAustralia is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with EnergyAustralia of a market retail contract.</p>	<p>AGL Energy Limited Level 22, 120 Spencer Street Melbourne VIC 3000 Phone: 131 245 Fax: (03) 8633 6002 Email: enquiries@agl.com.au This market retail contract is: AGL Freedom Electricity and/or Dual Fuel Plan. If AGL is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with AGL instead of a market retail contract.</p>
Tariffs and charges	We will email you a link with the prices and charges for your selected product upon receipt of your request for that product and also provide you with an opportunity to opt-out at this time.		
Contract term	The contract commences when you satisfy any pre-conditions that may be specified in it. The contract may be terminated by you giving notice of termination or by agreement between you and the retailer. The contract will also end if energy is bought for the premises under a different contract or, in some cases, if the premises are disconnected. In addition, the retailer might be entitled to terminate the contract where you are in breach of it or if you vacate the relevant premises.		
Billing and payment arrangements	Bills will be issued at least once every 3 months. You may generally pay your bills in person, by telephone, by mail, by direct debit or by electronic funds transfer. In certain circumstances, you may also be able to pay your bills by using Centrepay.		
Concessions or rebates	If you hold a current government concession card you may be entitled to receive a rebate on your bill. Further information about the concessions and rebates that may be available to you can be obtained from the retailer.		
Service levels	The service will comply with all laws and regulatory requirements applicable in the state or territory in which the supply address is located.		
Cooling off period	If a cooling off period applies to your contract (which will typically be the case only where it is a market retail contract), then you may cancel the contract within 10 business days of receiving the retailer's welcome pack by informing the retailer by telephone or in writing of your intention to cancel the contract.		
Electronic transactions	If any requirement in connection with the service is to be met electronically, it will be met in accordance with the contract. You will be recognised as having received the information and be bound by the transaction in accordance with applicable laws, regulatory requirements and the contract.		
Complaints	You may complain to the retailer about the Service Provider. Contact the retailer if you wish to do this. If your complaint is not satisfactorily resolved by the retailer, then you may complain to the energy ombudsman.		

eBilling and Welcome Pack

Unless you request otherwise, your electricity and/or gas bills will be sent to the email address provided by you in this form.

No, please post these items to me in hard copy to my new address (please tick)

Explicit Informed Consent

By signing below, I/we understand and agree:

- that I/we have read and accept the prices and charges applicable to the selected energy product;
- that, subject to the terms of the selected contract and any applicable legislation, the selected retailer may vary the energy rates which are used to calculate the applicable usage charges from time to time, and can vary the tariff structure, charges, billing frequency, and the terms of the contract at any time by writing to me/us;
- to become a customer of the selected retailer in accordance with the terms and conditions of the selected contract, including by transferring to that retailer, if the retailer agrees to provide me/us with my/our chosen product on those terms and conditions.

Tenant/Purchaser Signed

Co-Tenant/Co-Purchaser (if any) Signed

Date

Please note, if you select ANY of the products displayed above, you must acknowledge your consent to the above information, our Privacy Collection Statement and you being contacted by our Service Provider in relation to the selected products, by providing your signature(s).

Privacy Collection Statement

realestate.com.au collects and uses the information in this form and your tenant application form (if applicable) to provide the connection service and will disclose this information to its Service Provider and to your chosen energy and telecommunication retailer(s). realestate.com.au may also use the information to promote its other services, and services of trusted third parties. realestate.com.au's Privacy Policy at www.realestate.com.au/privacy further explains how realestate.com.au collects, uses and discloses personal information and how to access, correct or complain about the handling of personal information. You agree that the personal information you provide to us (or authorise to be provided to us) is your information, or information which you have been authorised to provide us. Where you are authorised to provide another individual's information to us, you must inform that individual that their personal information will be used and disclosed by us in accordance with our Privacy Policy www.realestate.com.au/privacy and these terms and conditions.