

Residential Tenancy Application Schedule


ROYAL
REAL ESTATE

REISA
1. AGENT: Company Name/Legal Entity: Royal real estate Pty Ltd

Street 1: 66 Findon Rd

Street 2:

Suburb: Woodville West

State: SA

Postcode: 5011

ABN (if applicable): 612378971

RLA No: RLA274072

Telephone: W: 0432111687

F:

M: 0432111687

Email: roy@royalrealestatesa.com.au

2. PREMISES:

Street 1:

Street 2:

Suburb:

State:

Postcode:

3. RENT:

Amount: \$ per week

 Frequency: Payable in advance: ☐ Weekly ☐ Fortnightly ☐ Calendar monthly

4. BOND:

\$

5. TENANCY
☐ 6 months ☐ 12 months ☐ Other

Date able to occupy / / 20

6. APPLICANT:
☐ Mr ☐ Mrs ☐ Ms ☐ Miss

Date of Birth

Full Name:

Joint Application with:

7. CONTACT DETAILS:

Telephone:

W:

H:

M:

F:

Email:

8. IDENTIFICATION:

Drivers Licence No:

Car Registration No:

Passport No:

Pension No. and Type:

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9. EMPLOYMENT:

Occupation:

Business Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Supervisor/Manager: Telephone:

Length of Service: years months

Gross Weekly Income: \$

Other Income/Source:

*Name of Accountant: Telephone:

**Previous Employment: Telephone:

Occupation:

Business Name:

Street 1:

Street 2:

Suburb: State: Postcode:

** If Self Employed*

*** If current employment is less than 2 years*

10. IF NOT CURRENTLY EMPLOYED:

Income / Source:

Amount: \$ per * week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

11. STUDENT:

College/TAFE/University: Student No:

Faculty/Course:

Income / Source:

Amount: \$ per * week / fortnight / annum

Source of Income: (Specify e.g. Centrelink, pension, other)

* Strike out as applicable

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12. RENTAL HISTORY:

Current Landlord/ Agent:

Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Telephone:

Current Rent: \$ per week Length of time at current address: years months

Reason for Vacating:

Current Address:

Street 1:

Street 2:

Suburb: State: Postcode:

*** Previous Landlord/ Agent:

Name:

Address:

Telephone:

Property Rented:

*** If less than 2 years at current address

13. PERSONAL/BUSINESS REFEREES:

Name: Telephone:

Relationship:

Name: Telephone:

Relationship:

14. RELATIVES (closest relative not residing with you):

Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Telephone: W: H:

M: F:

Relationship:

15. OTHER OCCUPANTS (Full details of all persons who will reside at the property):

Note: All persons over 18 years must complete a separate Application

Name: Age:

Name: Age:

Name: Age:

Name: Age:

Name: Age:

Name: Age:

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16. PETS:

Do you have any pets? ☐ Yes ☐ No

If yes, provide details:

17. FOR STATISTICAL PURPOSES ONLY:

Please indicate where you saw this Property advertised?

☐ Advertiser

☐ Window Display

☐ Signboard

☐ Catalogue

☐ Website (specify)

☐ Other (specify)

IMPORTANT INFORMATION FOR TENANTS

1. TENANT COSTS:

Note: Tenants are required to pay additional costs for services as indicated

☒ All water usage costs adjusted for the period of tenancy

☐ All water usage costs in excess of kL per annum, with such allowance to be adjusted for the period of tenancy

☒ All water supply charges adjusted for the period of tenancy

☐ No charge for water

☐ Other (specify)

☐ Electricity ☐ Gas ☐ Telephone ☐ Other (specify)

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

2. INSURANCE:

Responsibility for insurance of the premises ☒ Landlord

Responsibility for insurance of contents of the premises (for property other than that of the Landlord) ☒ Tenant

3. RENT PAYMENT METHOD:

The Applicant/s understand that the Agent will accept rent payments in the following form/s:

☐ Cash

☐ Bank Deposit Book

☐ Direct Debit

☐ Rent Card

☐ Bank Cheque

☒ Internet Transfer

☐ Credit Card

☐ Other

4. EXCLUSIONS (IF ANY):

List any Property which is not included in the Tenancy:

5. ACKNOWLEDGMENT:

In making this Application the Applicant/s acknowledge that the Landlord and/ or Agent do not represent or guarantee that a telephone line or television aerial is connected to the Premises, even if one or more telephone / aerial outlet plug/s is located in the premises.

Residential Tenancy Application Terms and Conditions



1. DEFINITIONS AND INTERPRETATION

In this Application, unless a contrary intention appears:

- 1.1 "Act" means the *Residential Tenancies Act 1995*;
- 1.2 "Agent" means the person or organisation specified in Item 1 of the Schedule;
- 1.3 "Applicant" or "You" means the person or persons about whom the information in this REI Form pertains;
- 1.4 "Bond" means the amount specified in Item 7 of the Schedule of the Residential Tenancy Agreement;
- 1.5 "Landlord" means the person or organisation specified in Item 2 to the Schedule of the Residential Tenancy Agreement;
- 1.6 "Members" are the individuals and entities which hold current subscription and membership with REISA including but not limited to real estate agents;
- 1.7 "Personal information" is information as defined by the *Privacy Act 1988*;
- 1.8 "Premises" or "Property" means the site specified in Item 2 of the Schedule;
- 1.9 "REISA", "Us" or "We" means the Real Estate Institute of South Australia Limited;
- 1.10 "Rent" means the amount specified in Item 6 of the Schedule of the Residential Tenancy Agreement;
- 1.11 "Tenant" means the person or organisation specified in Item 3 of the Schedule of the Residential Tenancy Agreement;
- 1.12 "Term" means the period the lease specified in Item 5 of the Schedule of the Residential Tenancy Agreement.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

2. APPLICATION

The Applicant applies to the Agent to let the Property in accordance with the Terms and Conditions of this Application

3. APPLICANT'S OBLIGATIONS

- 3.1 The Applicant warrants that:
 - 3.1.1 it has the legal capacity to enter into a residential tenancy agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection;
 - 3.1.2 all information provided to the Agent in relation to this Application is true and correct and the Applicant undertakes to promptly advise the Agent of any change to that information;
- 3.2 The Applicant acknowledges that:
 - 3.2.1 it must sign the Residential Tenancy Agreement as soon as reasonably practicable following acceptance of this Application by the Landlord;
 - 3.2.2 it is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by each Applicant and returned to the Agent;
 - 3.2.3 it agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement;
 - 3.2.4 it must provide the Bond plus an amount equal to two (2) weeks' rent in cash or by bank cheque before taking possession of the Property.

4. AUTHORITY

- 4.1 The Applicant authorises the Agent:
 - 4.1.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application;
 - 4.1.2 to provide information related to the Applicant's tenancy of the Property to any person who is authorised in writing by the Applicant to enquire about that matter;
- 4.2 The Applicant authorises their current and previous:
 - 4.2.1 employers, and
 - 4.2.2 landlords/agents, and
 - 4.2.3 accountants; and
 - 4.2.3 referees

as set out in this Application to disclose details of any current or previous tenancy, employment and/or character to the Agent for the purpose of processing this Application.

5. INCONSISTENCY

Subject to clauses 3.2.2 and 3.2.4 of this Application, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement the terms of the Residential Tenancy Agreement prevail.

6. COPYRIGHT AND INTELLECTUAL PROPERTY

The material on this Application is protected by copyright under the laws of Australia and through international treaties. Unless otherwise indicated, all rights (including copyright) in the content, compilation and/or data inserted onto the Application are owned or controlled for these purposes, and are reserved by Us.

Residential Tenancy Application Terms and Conditions



7. PRIVACY

- 7.1 We respect your right to privacy and are committed to safeguarding your privacy. We adhere to the Australian Privacy Principles contained in the *Privacy Act 1988*.
- 7.2 The Personal Information the Applicant provides in this Application, on other documents or collected from other sources including by being entered into forms generation software and /or on websites is necessary for the Agent to verify the Applicant's identity and suitability to process and evaluate the Application and to manage any resultant tenancy.
- 7.3 Personal Information collected and stored about the Applicant prior to, during the course of the tenancy and immediately following its termination or expiry (if this Application is approved) or information already held on residential tenancy databases may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, this fact and other relevant Personal Information collected about the Applicant may also be disclosed to the Landlord, third party operators of residential tenancy databases and/or other agents.
- 7.4 The Agent collects, stores and manages your Personal Information in accordance with its own privacy policy and/or practices.
- 7.5 By signing this Application, You expressly consent to the collection and use of the Personal Information as provided for in this Clause 7.
- 7.6 You authorise Us to collect, use and disclose Personal Information about you for the primary purpose of the supply or proposed supply to you of services and in accordance with our privacy policy available at www.reisa.com.au.

FULL NAME OF APPLICANT:

SIGNATURE OF APPLICANT: _____

DATE: / / 20

- ☐ The Applicant acknowledges receipt of the Agent's disclosure of the Agent's usual use of residential tenancy database/s, the names of the database/s and contact details.

Note:

1. All items on this Application must be completed in full.
2. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
3. Use of this Application by a non-member of REISA is a breach of Copyright.

Residential Tenancy Application



100 POINT IDENTIFICATION CHECK

100 points of identification needs to accompany this Application.

(please attach relevant copies)

At least one (1) form of identification must be photographic.

TYPE	POINTS	
Drivers Licence	40	<input type="checkbox"/>
Passport	40	<input type="checkbox"/>
Birth Certificate	30	<input type="checkbox"/>
Student Card	30	<input type="checkbox"/>
Other Photo ID	30	<input type="checkbox"/>
Current Wage Advice	20	<input type="checkbox"/>
Previous Tenancy Reference	20	<input type="checkbox"/>
Previous Rental Payment History	20	<input type="checkbox"/>
Motor Vehicle Registration Certificate	10	<input type="checkbox"/>
Bank Statement	10	<input type="checkbox"/>
Telephone Account	10	<input type="checkbox"/>
Electricity Account	10	<input type="checkbox"/>
Gas Account	10	<input type="checkbox"/>
TOTAL		<input type="text"/>

The Agent usually uses a residential tenancy database/s to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant. ☐ Not Applicable ☐ Yes

If yes, provide details of the residential tenancy database/s usually used:

Name of residential tenancy database:	<input type="text"/>
Telephone:	<input type="text"/>
Email:	<input type="text"/>
Website address:	<input type="text"/>
Name of residential tenancy database:	<input type="text"/>
Telephone:	<input type="text"/>
Email:	<input type="text"/>
Website address:	<input type="text"/>
Name of residential tenancy database:	<input type="text"/>
Telephone:	<input type="text"/>
Email:	<input type="text"/>
Website address:	<input type="text"/>

Residential Tenancy Application Tenant Reference Check



TO: * Agent/Landlord Fax no:

Email:

The Applicant has provided your details as a current or previous*Agent/Landlord and has authorised us to request information about the tenancy from you. Please return the completed form by fax to (08)

or email:

APPLICANT(S):

PROPERTY RENTED:

I / We, the above named applicant(s) agree for the information to be released.

SIGNATURE OF APPLICANT:

DATE: / / 20

PERIOD OF RENTAL:

DATE: / / 20

TO: / / 20

RENT PAID PER WEEK:

\$

WAS THE APPLICANT THE LEASEHOLDER OR OCCUPANT?

☐ Leaseholder

☐ Occupant

WAS THE RENT EVER IN ARREARS:

☐ Yes

☐ No

If yes, please provide details:

WAS ANY NOTICE TO REMEDY ISSUED?

☐ Yes

☐ No

If yes, please provide details:

WAS THE PROPERTY KEPT IN A CLEAN AND TIDY MANNER?

☐ Yes

☐ No

WERE ANY PETS KEPT?

☐ Yes

☐ No

WERE THERE ANY PROBLEMS?

☐ Yes

☐ No

If yes, please provide details:

WAS THE GARDEN SATISFACTORILY MAINTAINED?

☐ Yes

☐ No

WERE THERE ANY DEDUCTIONS FROM THE BOND OR DISPUTES AT THIS TIME?

☐ Yes

☐ No

If yes, please provide details:

WOULD YOU RENT TO THE APPLICANT(S) AGAIN?

☐ Yes

☐ No

ANY OTHER RELEVANT INFORMATION:

Thank you for your assistance.

DATE: / / 20

Signature of Property Manager

Full Name of Property Manager

Residential Tenancy Application



Royal real estate Pty Ltd
residential tenancy database/s.

disclosure of the Agent's usual use of

This notice is to be retained by the Applicant
Do not return this page to the Agent

The Agent usually uses a residential tenancy database/s, listed below, to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant.

Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	
Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	
Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	