Residential Application Form

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

jbre PROPERTY

AGENT DETAILS

JBRE PROPERTY

Office: 22A Lyons Road, Camperdown NSW 2050

Postal: PO BOX M237 Missenden Road, NSW 2050

Phone: (02) 9188 8814

Email: john@jbreproperty.com.au

Web: jbreproperty.com.au

PREMISES

Address of premises applied for

APPLICANT - PERSONAL DETAILS

Full Name

Date of Birth

Present address

Work Phone

Mobile Phone

Home Phone

Fax

Email address

Driver's Licence No.

Passport No.

PERSONAL REFERENCES

Referee 1: Name

Work Phone

Mobile Phone

Fax

Email

Referee 2: Name

Work Phone

Mobile Phone

Fax

Email

UTILITY CONNECTIONS

myconnect®
a really smart move

MyConnect will call you to arrange free connection of your required utilities

☑ **Yes, Please Contact Me**

☐ **Interpreter service (tick if required)**

Unless I have opted out of this section, I/we:
Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.

☐ **OR Tick here to opt out**

📞 1300 854 478   ✉ enquiry@myconnect.com.au   💻 myconnect.com.au

DECLARATION/AUTHORITY

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 am not bankrupt. I, the tenant, accept the property in the condition it was in when inspected.

I authorise the Agent to obtain personal information about me 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 or TRA for the purpose of checking your tenancy history. I am aware that I may access my personal information by contacting:
TICA 1902 220 346, NTD 1300 563 826, TRA (02) 9363 9244

I am aware that the Agent will use and disclose my personal information within this application in order to:
(a) communicate with the owner and select a tenant
(b) prepare lease/tenancy documents
(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) complete a check with TICA
(h) 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. I am aware that I may access personal information on the contact details above.

Signature

Date

Identification supplied by applicant: *(Please provide 100 Points)*

☐ Driver's Licence (40 Points)
☐ Birth Certificate (30 Points)
☐ Bank Statement (10 Points)
☐ Wage advice (20 Points)
☐ Car Rego Cert. (10 Points)
☐ Electricity Account (10 Points)
☐ Passport (40 Points)
☐ Photo I.D (30 Points)
☐ 2 Rent receipts (20 Points)
☐ Telephone Account (10 Points)

EMPLOYMENT HISTORY

Occupation of Applicant

Date commenced

Employer's name

Employer's address

Work Phone

Email

Previous employer's name

Period of employment

Previous employer's address

Annual Salary

$

Work Phone

Email

EMERGENCY CONTACT   In case of emergency, name of friend or relative

Name

Relation

Address

Work Phone

Mobile Phone

Fax

Email

TENANCY HISTORY

Name of present Landlord/Agent

Work Phone

Email

How long at present address

Current rent paid

$

Name of previous Landlord/Agent

Work Phone

Email

Address of previous property

How long at previous address

Previous rent paid

$

OCCUPANT(S)/TENANCY DETAILS

Period of Tenancy

Weekly rent

Commencement date

Payment Period

Note: Initial payment must be made via direct deposit or money order.
Personal cheques and cash will not be accepted.

How many tenants will occupy the premises?

Adults   **Children**   **Ages of Children**

Smoker(s)?   **Details of any pets** (number & type)

Yes   **No**

FURTHER INFORMATION

I, the Applicant hereby apply for approval by the owner of the Premises referred to in this form to become the tenant of those Premises on the terms and conditions contained in this form and in the Residential Tenancy Agreement to be drawn up by the owner's Real Estate Agent and request that pending consideration of my application, the Premises be reserved in my favour.

RESERVATION FEE CONDITIONS
In accordance with Clause 12 of the Residential Tenancies Regulation 1995, it is hereby acknowledged that the taking of the reservation fee referred to in this Application for Tenancy Form is subject to the following conditions:

1. The Applicant has paid a Reservation Fee of $........... equivalent to .... days rent to reserve the premises in favour of the applicant. A holding fee may only be requested following approval of the application by the landlord.
2. The Premises will not be leased during the reservation period pending the making of a Residential Tenancy Agreement.
3. If the landlord decides not to enter into a Residential Tenancy Agreement on the agreed terms for the residential premises concerned during the reservation period, the whole of the fee will be refunded.
4. If the entering into of the Residential Tenancy Agreement is conditional on the landlord carrying out the repairs or other work specified below and the landlord does not carry out the repairs or other work during the reservation period, the whole of the fee will be refunded.
5. Should the tenant withdraw from the tenancy the after paying a holding fee the landlord may retain the holding fee in full.
6. If a Residential Tenancy Agreement is entered into the reservation fee will then go towards the rent upon tenancy commencing.

Details of any repairs or other work to be carried out by the landlord in accordance with condition 4 above:

I, the Applicant, do solemnly and sincerely declare that I am not a bankrupt or an undischarged bankrupt and affirm that the above information is true and correct. I have inspected the above mentioned Premises and wish to take a tenancy for such Premises for a period of .... weeks, at a rental of .... per week and that the rental to be paid is within my means. I undertake to pay a rental bond with a bank cheque or as requested upon the signing of a Residential Tenancy Agreement.

I/We, JBRE Property, the Real Estate Agents acting for the owner of the above Premises acknowledge receipt of the above Application and the accompanying Reservation Fee and agree:

i. to reserve the Premises for the period and in accordance with the conditions above stated,
ii. to notify the applicant within the reservation period whether or not the application has been approved,
iii. and if the applicant has been approved to also prepare within the reservation period a Residential Tenancy Agreement/Lease of the Premises.

PRIVACY POLICY
The personal information the prospective tenant provides in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the application and to manage the tenancy. Personal information collected about the Applicant in this application and during the course of the tenancy if the application is successful 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 tenancy reference databases. Information already held on tenancy databases may also be disclosed to the Agent and/or Landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, that fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference databases and/or other agents.
If the Applicant would like to access the personal information the Agent holds, they can do so by contacting the Agent at the address and contact numbers contained in this application. The Applicant can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.

Note: The Applicant acknowledges and consents to the Agent verifying personal and employment references and tenant history references.

Signature

Date

OFFICE USE ONLY	Rent per period:	Payment period:
References checked by:	Commencement date:	Lease term:
Employment:		End date:
Present Landlord/Agent:	RTA to be signed on	at am/pm

NOTES	INITIAL PAYMENT	
	Rental Bond	$
	Rent	$
	Sub total	$
	Less deposit	$
	Balance due	$