

Beaches & Bush Properties Pty Ltd - Application for Tenancy

PROPERTY ADDRESS _____

THIS APPLICATION IS MADE ON THE _____

In order to process this application all questions must be answered fully. The completion of this application is not an acceptance. Failure to fully complete this application may result in the application not being processed.

I/We the said applicant/s declare that all the information contained in this application is true and correct, and that the information is provided of my/our own freewill. I/We further authorise the agent to contact any of the referees or references supplied by me/us in this application for verification of the details provided.

I/We declare the following

1. I/We inspected the above property on the _____
2. I/We wish to apply to rent the above property for a period of _____ months commencing on _____
3. I/We agree that the rent is \$ _____ per week/fortnight/month and that the rental bond is \$ _____
4. I/We the applicant/s declare that I/we am/are not bankrupt and that I/we have not entered into any scheme of arrangement for payment of monies to any creditors. I/We further declare that I/we am/are not paying off any previous rental debt.
5. I/We authorise the agent to access and check any information that may be listed on me/us on the TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available.
6. I/We agree and understand that in the event of this application being rejected there is no requirement at law for the agent to disclose to me/us any reason for such rejection. I/We also agree that I/we will not raise any objection for not being provided a reason for any rejection of this application.
7. I/We agree and understand that in the event of this application being approved by the agent, the agent may report any defaults that may occur from time to time in the tenancy with TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available. I/we understand that in the event of a default being reported to TICA DEFAULT TENANCY DATABASE or any other tenancy database, the removal of such information is subject to the guidelines of the database companies.
8. I/We agree and understand that in the event of this application being approved all initial monies will be paid to the agent by CASH.
9. I/We agree that no keys for the property will be provided by the agent to me/us until such time as all monies owed are paid in full in accordance with clause 8 above
10. I/We agree that I/we will abide by the policies of the office of the agent as may be provided to me/us in relation to this tenancy.
11. I/We agree to allow the agent to photocopy the information supplied by me/us for their records.
12. I/We agree that upon communication of acceptance of this application by the landlord or his agent that this tenancy shall be binding on both the landlord and the tenant. I/We further agree that I/We will sign the Tenancy Agreement, and be bound by the terms and conditions of the Tenancy Agreement.

Applicants Signature

Agents Signature

TENANCY APPLICATION 100 POINT CHECK

**You MUST complete the 100 Point Check
when handing in your Tenancy Application**

PHOTO IDENTIFICATION Drivers license/Passport	50 POINTS	<input type="checkbox"/>
RENT LEDGER	30 POINTS	<input type="checkbox"/>
CREDIT CARD	30 POINTS	<input type="checkbox"/>
MEDICARE CARD	20 POINTS	<input type="checkbox"/>
HEALTH CARE CARD	20 POINTS	<input type="checkbox"/>
2 CURRENT RENT RECEIPTS	15 POINTS	<input type="checkbox"/>
2 CURRENT PAY SLIPS	15 POINTS	<input type="checkbox"/>
BIRTH CERTIFICATE	10 POINTS	<input type="checkbox"/>
BILL WITH NAME & CURRENT ADDRESS	10 POINTS	<input type="checkbox"/>
BANK STATEMENT	10 POINTS	<input type="checkbox"/>

APPLICANTS NAME

SURNAME _____ GIVEN NAMES _____
D.O.B _____ D/L _____ PASSPORT _____
STATE _____ LAST SUBURB _____

APPLICANTS CONTACT NUMBERS and EMAIL

(H.) _____ (W.) _____ (M.) _____
Email: _____

VEHICLE

TYPE _____
REGO _____ OWNED or FINANCED _____

NUMBER OF OCCUPANTS

Adults _____ Children _____ Ages _____

OCCUPATION (CURRENT EMPLOYER)

OCCUPATION _____ EMPLOYER _____
ADDRSSS _____
PHONE _____ INCOME \$ _____ CONTACT _____
PERIOD OF EMPLOYMENT _____

OCCUPATION (PREVIOUS EMPLOYER)

OCCUPATION _____ EMPLOYER _____
ADDRSSS _____
PHONE _____ INCOME \$ _____ CONTACT _____
PERIOD OF EMPLOYMENT _____

OTHER INCOME

ADDITIONAL INCOME or BENEFITS RECEIVED _____ AMOUNT \$ _____

PETS

PETS OWNED _____ BREED _____
REGISTERED _____

PRESENT ADDRESS

AGENT / LANDLORD _____

PERIOD OF OCCUPANCY _____ RENT PAID \$ _____ per week

ADDRSSS _____

BOND \$ _____ PHONE _____ CONTACT _____

REASON FOR LEAVING _____

PREVIOUS ADDRESS

AGENT / LANDLORD _____

PERIOD OF OCCUPANCY _____ RENT PAID \$ _____ per week

ADDRSSS _____

BOND \$ _____ PHONE _____ CONTACT _____

REASON FOR LEAVING _____

PERSON TO CONTACT IN EMERGENCY

NAME _____ PHONE _____

ADDRSSS _____

NEAREST RELATIVE NOT LIVING WITH YOU

NAME _____ PHONE _____

ADDRSSS _____

If self employed evidence will be required such as Tax or Annual Returns, please advice of details-

COMPANY OR BUSINESS

COMPANY or BUSINESS NAME _____

ADDRESS _____

LESSOR / AGENT _____

ACN or BUSINESS REGISTRATION NUMBER _____ DATE FORMED _____

ACCOUNTANT _____ CONTACT _____

ADDRESS _____

PHONE _____ FAX _____

PERSONAL DETAILS CONTINUED

The following questions must be answered

1. Has your tenancy ever been terminated by a landlord or agent
If yes give details _____
2. Have you ever been refused a property by any landlord or agent
If yes give details _____
3. Are you in debt to another landlord or agent
If yes give details _____
4. Have any deductions ever been made from your rental bond
If yes give details _____
5. Is there any reason known to you that would effect your future rental payments
If yes give details _____
6. I acknowledge that the landlord and landlord's agent will rely on the truth of the above answers in assessing the application for tenancy.

OFFICE USE ONLY

RENT	\$ _____	EMPLOYMENT DETAILS CONFIRMED	<input type="checkbox"/>
BOND	\$ _____	PREVIOUS AGENTS or LANDLORDS	<input type="checkbox"/>
OTHER	\$ _____	100 POINT CHECKLIST PASSED	<input type="checkbox"/>
TOTAL	\$ _____	TICA CHECK COMPLETED BY PHONE or INTERNET	<input type="checkbox"/>
LESS DEPOSIT	\$ _____	LANDLORD CONTACTED	<input type="checkbox"/>
OWING	\$ _____	EMPLOYMENT DETAILS CONFIRMED	<input type="checkbox"/>
		ACCEPTED	<input type="checkbox"/>
		REJECTED	<input type="checkbox"/>

TICA CHECK DETAILS

APPLICANT NAME	METHOD	RESULTS	
	INTERNET CHECK	NO INFORMATION FOUND	<input type="checkbox"/>
		INFORMATION FOUND	<input type="checkbox"/>

NOTES

Privacy Act Acknowledgement Form for Tenant Applicants & Approved Occupants

This form provides information about how we the below named agent handle your personal information, as required by the National Privacy Principles in the Privacy Act 1988, and seeks your consent to disclosures to the TICA Group of companies (TICA) in specified circumstances. If you do not consent to the disclosure of your personal information to TICA we can not process your application.

Member Name: **Beaches & Bush Properties Pty Ltd**

Address: 7 Clyde Street (PO Box 393) Batemans Bay NSW 2536

Ph: 02 4472 4777 Fax: 02 4472 7888

Email: admin@beachesandbush.com.au

As a professional asset manager we collect personal information about you. The information we collect can be accessed by you by contacting our office on the above numbers or addresses.

Primary Purpose

Before a tenancy is accepted we collect your information to assess the risk to our clients in providing you with a property you have requested to rent and if considered acceptable provide you with a tenancy for the property.

In order to assess your application we disclose your personal information to

- The Lessor / Owners for approval or rejection of your application
- TICA Default Tenancy Control Pty Ltd and TICA Assist Pty Ltd to assess the risk to our clients and verify the details provided in your tenancy application.
- Referees to validate information supplied in your application
- Other Real Estate Agents to assess the risk to our clients

Secondary Purpose

During and after the tenancy we may disclose your personal information to

- Tradespeople to contact you for repairs and maintenance of the property.
- Tribunals or Courts having jurisdiction seeking orders or remedies.
- Debt Collection Agencies and affiliated industries.
- TICA Default Tenancy Control Pty Ltd to record details of your tenancy history.
- Lessors / Owners insurer in the event of an insurance claim.
- Future rental references to other asset managers / owners.

If you fail to provide your personal information and do not consent to the uses set out above we cannot properly assess the risk to our client or carry out our duties as an asset manager. Consequently we cannot provide you with the property you requested to rent.

TICA Statement

As the TICA Group may collect personal information about you, the following information about the TICA Group is provided in accordance with the National Privacy Principles in the Privacy Act 1988.

TICA Default Tenancy Control Pty Ltd (ABN 84 087 400 379) is a tenancy database that records tenants personal information from its members including tenancy application inquiries and tenancy history. TICA Assist Pty Ltd (ABN 28137 488 503) is a database company that records information from mercantile agents and associated industries. In accordance with the National Privacy Principles you are entitled to have access to any personal information that we may hold on any of our databases. To obtain your information from the TICA Group proof of identity will be required and can be made by any of the following ways

Phone: 190 222 0346 calls are charged at \$5.45 per minute including GST (higher from mobile or pay phone)
Mail: TICA Public Inquiries PO BOX 120, CONCORD NSW 2137 a fee of \$14.30

Primary Purpose

The TICA Group collects information from its members and provides such information to other members as a risk management system for the purpose of assessing a tenancy application. The TICA Group does not provide any information that it collects to any other individual or organization other than its own group of companies for any other purpose other than assessing a tenancy application or risk management system or locating system other than government departments and or agencies allowed by law to obtain information from the TICA Group.

The personal information that the TICA Group may hold is as follows

Name, date of birth, drivers license number, proof of age card number and or passport number (except Australian) and address at time of making a tenancy application, comments made by a TICA member in relation to your tenancy, which members you rented through and which members you applied to and which members are seeking you.

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 The TICA Group on our Helpline 190 222 0346 calls charged at \$ 5.45 per minute including GST (higher from mobile and pay phones)

If your personal information is not provided to The TICA Group the member may not proceed with assessing your application and you may not be provided with the rental property.

Signed By The Applicant

Signature

Print Name

Signature

Print Name

Date

Witnessed