



Residential Tenancy Application

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

A. AGENT DETAILS

INTEGRAL PROPERTY PTY. LTD. ACN 104 548 692
T/as Laing+Simmons Newtown – Lic No/: 1304612
557a King Street Newtown 2042
David Mirabella
Phone: 02 9557 4333 Fax: 02 9550 4344
Mobile: 0410 488 164
E-mail: david@lsnewtown.com.au
Website: www.lsnewtown.com.au

B. PROPERTY DETAILS

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

1. What date would you like to move into the property?

 Day Month Year

2. What lease term will you commit to?

 Years Months

Rent amount for the property

 Per week per calendar month

Please note: (all rent must be paid Per Calendar Month on 15th of each month)

3. How many people will normally occupy the property?

 Adults Children / Age

4. Do any of the occupants have pets?

No Yes provide details below

C. PERSONAL DETAILS

5. Please give us your details

Mr. Ms Miss Mrs Dr

FIRST NAME MIDDLE NAME SURNAME

Date of Birth

No. of dependents

Driver's license no.

Driver's license state

Make of Car

Car Registration Number

Passport no. (If applicable)

Country of Passport

6. Please provide your contact details

Home phone no.

Mobile phone no.

Work phone no.

Fax no.

Email address

7. What is your CURRENT address?

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 I will be required to pay rental in advance and a rental bond, and that this 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 declare that I have inspected the premises and am not bankrupt.

Signature of the applicant

Date

PLEASE NOTE, That once you have been accepted to lease the property a holding deposit equal to one weeks rent will be required. If at any stage after approval you decide not to accept the property you will be charged rent at a daily rate for the number of days that the property was held for you.

What must be attached to your application

RENTAL REWARDS REGISTRATION - THE ATTACHED REGISTRATION FORM MUST BE FILLED IN FULL IN ORDER TO APPLY.

PROVIDE AS MUCH AS POSSIBLE IF NOT ALL:

- **WRITTEN REFERENCES**
 - 1 x Current Employer
 - 1 x Current agent/landlord
- **COPY OF DRIVERS LICENCE**
(FRONT AND BACK)
- **COPY OF PASSPORT / VISA**
- **COPY OF 2 CURRENT PAY SLIPS**
- **TENANCY HISTORY LEDGER**
(FROM PREVIOUS AGENT)
- **COUNCIL, WATER BILLS**
(IF CURRENTLY OWN PROPERTY)
- **GAS/ELECTRICITY or PHONE BILL FROM CURRENT PROPERTY**
- **PARENTAL GUARANTEE** (IF PARENTS ARE PAYING THE RENT)

I Agree and Accept to pay the rental amount each calendar month on the 15th day of each month, using direct debit through the rental rewards system.

Signature of the applicant

Date

D. APPLICANT HISTORY

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

Years Months

9. Why are you leaving this address?

10. Is the property at this address:

Rented accommodation **▶▶** Go to question 11
 A home you own **▶▶** Go to question 12
 Other – please provide details

11. Please tell us about this rented property

Name of landlord or agent
 Landlord/agent's phone no. Weekly rent paid \$

12. What was your PREVIOUS residential address?

Postcode

13. How long did you live at this address?

Years Months

14. Was this property:

Rented accommodation **▶▶** Go to question 15
 A home you owned **▶▶** Go to question 0

15. Please give us further information about this rented property

Name of landlord or agent
 Landlord/agent's phone no. Weekly rent paid \$
 Was bond refunded in full? If not why not?

16. Please provide your employment details

What is your occupation?
 What is the nature of your employment (full time/part time/casual)?
 Employer's name/ Company *(Include accountant if self employed or institution if a student)*
 Employer's address
 Postcode
 Contact name Phone no.
 Employer's Company ABN
 Length of employment Years Months

17. Please provide a contact in case of emergency

Surname Given name/s
 Relationship to you Phone no.
 Postal Address

18. Please provide two personal references (not related to you)

1. Surname Given name/s
 Relationship to you Phone no.
 2. Surname Given name/s
 Relationship to you Phone no.

Privacy Disclosure Statement

We are an independently owned and operated business. We are bound by National Privacy Principles. We collect personal information about you in this form to access your application for a residential tenancy. We may need to collect information about you from your previous landlords or letting agents, your current employer and your referees. We will also check whether any details of tenancy defaults by you are held on a tenancy default database. We use the database operated by TRA Tenant Reference Australia Pty Ltd. You can find out more information about this database on its website www.tenantreference.com.au. Your consent to us collecting this information is set out below.

We may disclose personal information about you to the owner of the property to which this application relates. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the landlord's insurer. We may also use and disclose your personal information to lodge/claim/transfer to/from the Rental Bond Board, to refer to Tribunals/ Courts and statutory authorities (where applicable), and to refer to collection agents/lawyers (where applicable). We may also send your personal information about you to the owners of any other properties that you request.

You have the right to access information that we hold about you by contacting our privacy officer (see contact details above). If you do not complete this form or do not sign the consent below then your application for a residential tenancy may be considered by the owner of the relevant property and may be rejected.

PRIVACY CONSENT

I, the applicant acknowledge that I have read the Privacy Disclosure Statement. above and I authorise INTEGRAL PROPERTY PTY LTD T/as Laing & Simmons Newtown to collect information about me from:

- (a) My previous letting agents and/or landlords
- (b) My personal referees and employers; and
- (c) CRA Credit Reference Australia which may contain personal information about me and my credit reference
- (d) Total Finance Solutions who may conduct searches through Credit Reference Australia which may contain personal information about me and my credit reference
- (e) Any tenancy default database (including TRA) which may contain personal information about me, I also allow INTEGRAL PROPERTY T/as Laing & Simmons Newtown to disclose details about any defaults by me under the tenancy to which this application relates to any tenancy default database to which it subscribes including TRA.

I authorise the agent to disclose the personal information it collects about me to the owner of the property, even if the owner is a resident outside Australia. If I default under a rental agreement, 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 in order to:

- (a) communicate with the owner and select a tenant;
- (b) prepare lease/tenancy documents;
- (c) allow tradespeople or equivalent organizations 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 credit check with NTD (National Tenancies Database)

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 of the applicant Date



TRA DISCLOSURE

I understand this agent is a member of Trading Reference Australia Pty. Ltd. (TRA) and may conduct a reference check with that organisation on myself and the company whose name appears on the lease. I authorise this Agent to provide any information about me or the company to TRA / Landlord for the purpose of the check and I acknowledge that such information may be kept and recorded by TRA. I realise that if a search is performed on the TRA database and my identification and the company whose name appears on the lease with the label "Refer to Agent" beside my name and the company name, the agency who conducted the search as a matter of procedure will call the listing agency to exchange information and establish why my name and the company's details have been entered on the register and in turn provide my contact details to the listing agency for the purpose of resolution and the removal of my name and the company details from the database. The agency that searched will then inform me of the listing / listings, the listing agency name and contact details giving me right of reply. I accept that if I and the company whose name appears on the lease are currently listed as a defaulter with TRA, this Agency / Landlord has the authority to reject my application. I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused. I acknowledge that if I default on my tenancy / rental obligations in future, which means in breach of my contract / lease agreement for residential or commercial property and / or in accordance to the Property Stock and Business Agents Amendment (Tenant Databases) Regulation 2004. I and the company whose name appears on the lease may be listed with TRA, until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent / Landlord or in accord with the new regulations. The same applies to me if I am a Commercial Tenant and or Holiday Tenant and in breach of my contract whatever the stipulations are within that contract with the said agency. I hereby authorise this agent to provide information about me to TRA and my default to TRA in connection with that listing. I also understand that my agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard. I will not hold TRA accountable for the inaccurate keying in of information by TRA members therefore delivering an incorrect search as I understand faults can be made within this process due to human error. It is also understood that technical failure can cause errors and I do not hold TRA or the Agent responsible for same. I understand that if the said eventuates I may question the source and understand this will be thoroughly investigated and corrected immediately. Furthermore I authorise the agent to contact my employers past and present to confirm my employment history and my previous Landlord /Agency to verify details of my tenancy. I also authorise the agent to contact two personal referees to establish my identification / location and concede that those referees have given permission for me to use them. I recognize that my photo id may be scanned onto TRA for absolute identification. I, the tenant I, the referee, do acknowledge that information provided to TRA and/or the agent by these authorities given by me may be available to: a) Real Estate Agents and Landlords to assist them in evaluating applications for leases and b) Real Estate Agents, Landlords, Dentists, Video stores, Banks, Utility companies, Commercial Agents, organisations or any other members for the reason of locating me for any lawful purpose. Should this Agent transfer its agency business to another person, I consent to the new agent (and any further person to whom that business may be transferred) taking any step which the former agent could have taken. (If more than one applicant, "I" means "We" in this form). **"I have read and I understand the above information"**

Print Name of Tenant

Signature of Tenant..... Date

TRA adheres strictly to requirements of the Privacy Laws and therefore does not use the information supplied by the tenant for advertising purposes. Trading Reference Australia may be contacted at the above address during business hours 9-5 Monday to Friday regarding any records kept concerning you. To validate and correct inaccurate information we require a signed Personal Disclosure form and photo id. An urgent confirmation of your records can be done immediately by credit card payment using the secure section on our web page.

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Option A. Pay by bank account

If earning credit card reward points is not for you – just choose our easy Bank Account payment option. You still receive all our easy payment options and other Rental Rewards benefits.

Register now and receive an extra 250 Qantas Frequent Flyer points, and Rental Rewards benefits

• **Pay by bank account:** \$1.50 per payment (incl. GST)

There are NO extra fees for receiving “Rent Reminders” or accessing your secure

web login. Other fees may apply including for failed & operator assisted bank payments. For more details see terms online.

Option B. Pay by credit card

Rent is most likely your biggest expense. Now you can use your credit card to pay

your rent, and earn enough Qantas Frequent Flyer points or credit card reward points for flights, vouchers and other rewards.

Register and receive an extra 1,000 Qantas Frequent Flyer points, and 1,000 points every year*

• **Pay by credit/debit card:** American Express, Visa & MasterCard: 1.76% (incl. GST)

Just a few dollars a week for extra benefits and no dishonour or retry fees.

Other benefits when paying by credit card

• Hold onto your cash or bank funds longer to better manage your cash flow – benefit from up to **55 days Interest Free.**

• Our exclusive **Free Rent Protection** pays your rent for 3 months when you can't. It safeguards your rent payments if you're injured and can't work.

• You'll also help build up your **credit rating** for future loans applications

DECLARATION: I hereby register with Rental Rewards ACN 056881942 (RR) & authorise RR to process payments from my nominated account including the convenience fee (incl. GST) of \$1.50 per Bank Account payment or 1.76% for Visa, MasterCard or American Express of the transaction value in accordance with this Tenant Registration Form (TRF), Direct Debit Service Agreement (DDSA) & the Terms & Conditions (TC) at www.rentalrewards.com.au. Upon registration by a method other than online to pay rent by bank account, a \$1.51 fee is applicable to set up & confirm the legitimacy of bank details and is applied at the time of set up. Other fees may apply including for failed & operator assisted payments -see full TC for details. By signing this TRF, I confirm the information above is true & correct, that I have read, understand & agree to be bound by the TRF, DDSA & TC. I understand that this arrangement will remain in place until such time as it is cancelled by me or RR.

	/	/
	/	/

PLEASE SIGN ABOVE – Are two signatures required for joint/ business accounts? DATE

Privacy preference: We may keep you informed about other products, services and special offers from Rental Rewards and selected third parties that may be of interest to you. Select this box if you would like to receive updates from Rental Rewards.