



Roombridge Pty Ltd T/as Laguna Real Estate

1 Noosa Parade, Noosa Heads Qld 4567
 Ph: (07) 5447 3999 Fax: (07) 5447 2250
Email: info@lagunarealestate.com.au

Shop 5 Mt Coolum S/Centre, Mount Coolum QLD 4573
 Ph:(07) 5471 6055 Fax:(07) 5446 3895
 Email: coolumentals@lagunarealestate.com.au

Shop 2/5 River Rd, Gympie QLD 4570
 Ph: (07) 5482 5122 Fax: (07) 5482 7588
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APPLICATION FOR TENANCY

Source of enquiry: Rental list Newspaper Internet Referral Other:

We require one application for each person over 18 yrs:

Rental Property Address:.....
Lease Start Date: Term:.....months Rent: \$.....per week
Bond: \$..... Total amount payable on signing of tenancy agreement: \$.....

Full name:..... D.O.B.:.....
Phone (H): Email:
Phone (W):..... Mobile:.....
Driver's Licence/Passport number: Car Registration:.....

Current Address:
Renting / Owned / Other:..... Length of tenancy:.....
Rent: \$ per week / fortnight Reason for leaving:.....
Agent / Landlord: Phone:..... Fax:.....
Previous Address:
Renting / Owned / Other:..... Length of tenancy:.....
Rent: \$ per week / fortnight Reason for leaving:.....
Agent / Landlord: Phone:..... Fax:.....
Have you ever been evicted: YES / NO Are you currently in debt to any landlord or agent: YES / NO

Current occupation: Period employed for:..... Weekly income:
Employer / Self-Employed : Business Name & ACN / Centrelink Details:.....
Full time/Part time: Contact:Position.....
Phone: Address:
Please provide proof of income to support rental amount e.g Payslip, letter from employer or bank statements
Are you a student: YES / NO Course Name:..... Duration:.....

Occupants: Number of Adults:..... No of Dependants (under 18 yrs):..... Age of Dependants:
Full Name/s of Adult/s and unaccompanied minor/s to reside on the Premises:

1-	3-
2-	4-
Pets: Type / Breed: (includes dogs, cats, bird or fish)	Number:

Business Referee 1:	Position:
Relationship:	Phone:
Previous Employer:	Position:
Contact person:	Phone:
NEXT OF KIN – Name	
Relationship:	Phone: Home Mobile
Current address	

Use of Premises: Will the premises be used for business purposes:	YES/ NO
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Terms of Application:

1. Declaration

1.1. The Applicant declares:

- (1) that all the above details are true and correct,
- (2) that the Agent is authorised to cross reference relevant details against the listed references and check through any reference check organisation that the Agent may be affiliated with,
- (3) Not to be bankrupt or insolvent.

1.2. I/We the Applicants offer to rent the Premises from the owner under a Residential Tenancy Agreement drawn up by the Agent, and pay the amount in Item (1) upon the signing of a Residential Tenancy Agreement by cash or bank/building society cheque. Such payments to be cleared funds prior to occupancy.

2. Privacy Statement

The Agent collects and uses personal information obtained from you as the Applicant to provide the services required by you or on your behalf. You as the Applicant agree the Agent may collect, use and disclose your personal information in accordance with and subject to the *Privacy Act 1988 (CTH)* for (where applicable) marketing, sales promotion and administration and as required for legislative and regulatory requirements relating to promotion administration and use of the Agents products and services. Without provision of certain information the Agent may not be able to act effectively or at all on the Principal's behalf. The Applicant has the right to request the Agent provide details of such information and also correct any inaccurate or out of date information.

Before any application can be considered, each applicant must achieve a minimum of <u>100 check points</u>. Should you not be able to meet 100 points, please speak to the Property Manager.	
<input type="checkbox"/> Previous 4 rent receipts or Tenancy Ledger	50 points
<input type="checkbox"/> Driver's Licence (current address) or 18+ Card	50 points
<input type="checkbox"/> Passport	50 points
<input type="checkbox"/> Written references from previous Landlord / Agent	20 points
<input type="checkbox"/> Current M.V. Registration Papers	10 points
<input type="checkbox"/> Copy of birth certificate	10 points
<input type="checkbox"/> Copy of bank statement	20 points

APPLICANT'S SIGNATURE:	DATE:
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REQUEST FOR RENTAL REFERENCE

To: The Property Manager,Fax:.....

From: Roombridge Pty Ltd T/As Laguna Realty

Noosa: Phone: 07 5447 3999 Fax: 07 5474 9693 Email: info@lagunarealestate.com.au

Coolum: Phone: 07 5471 6055 Fax: 07 5446 3895 Email: coolumentals@lagunarealestate.com.au

Gympie: Phone: 07 5482 5122 Fax: 07 5482 7588 Email: gympierentals@lagunarealestate.com.au

We have received a signed application for tenancy:
It would be greatly appreciated if you could complete the following questionnaire and return it to us at your earliest convenience.

APPLICANT'S NAME.....

PROPERTY RENTED THROUGH AGENT.....

PERIOD OF TIME RENTED THROUGH AGENT/...../..... TO/...../.....

➔ Please also provide a copy of the tenant ledger, Thank you.

1. Was the applicant listed as tenant? YES / NO Rental period from.....to.....
2. Did you / your agency terminate the tenancy? YES / NO Reason for termination:
3. Was rent paid on time? YES / NO Amount: \$..... per week / fortnight
4. During the tenancy, was the applicant ever in arrears? YES / NO Comment:
5. Were any RTA Form 11 'Notice to Remedy Breach' issued? YES / NO Comment:
6. Were periodic inspections conducted during the tenancy? YES / NO Frequency:
7. Was any damage noted during the inspections? YES / NO If Yes – Details:
8. Were pets approved or kept on the premises? YES / NO Comment:
9. Were there any noise complaints? YES / NO Comment:
10. Did the applicant leave the property clean and undamaged? YES / NO Comment:
11. Was the bond refunded in full YES / NO If No – Reason/s:
12. Would you or your agency rent to the applicant again? YES / NO Comment:

APPLICANT'S SIGNATURE: I authorise the Agent to forward this questionnaire to all previous Agents and/or Lessors where I have rented.

SIGNED:..... DATE:.....

Disclaimer / Authority

I, the applicant, do solemnly and sincerely declare that the information contained in this application is true and correct and that all of the information was given of my own free will. I further consent to the lessor / agent contacting and / or conducting any enquiries and / or searches with regard to the information and references supplied in this application.

I, the said applicant, do solemnly and sincerely declare that I am over 18 years of age and have read and understand the contents of this agreement and have the competence and capacity to enter into this agreement.

I further confirm and declare that:-

1. I have inspected the property located aton.....
2. I have of my own accord decided that I wish to rent the above property commencing/...../..... for a period of
3. I have been informed, understand and agree that the rental for the property is to be \$..... Per week and is within my means of support.
4. I have been informed, understand and agree the rental for the property is to be paid on the due date at all times.
I have been informed, understand and agree that the lessor / agent will carry out an inspection on the property on a 3/4-monthly basis and I further agree that I will cooperate fully to allow this inspection to be carried out on a 3/4-monthly basis.
5. I have been informed, understand and agree that the bond for the property will be equivalent to 4 weeks rent and I further authorise the letting agent to attend to all details regarding the lodgement of the said bond with the appropriate authority.
6. I have been informed, understand and agree should the full amount of the bond not be paid by the signing of the Tenancy Agreement, I authorise the letting agent to apply all or part of the subsequent rental payments to be apportioned to finalising the rental bond for the aforesaid property.
7. I have been informed, understand and agree that the acceptance of my application is subject to a satisfactory report being obtained from information supplied on the fully completed Tenancy Application submitted by me. I further consent to the agent carrying out any enquiries necessary to process my application for tenancy.
8. I have been informed understand and agree that should the Landlord be put to any expense or expend any moneys during the currency of the Tenancy Agreement or at the expiration of the Tenancy Agreement as a consequence of a breach by me in the performance and observance of the obligations under the Tenancy Agreement (including, but not limited to, payment of rent, maintenance of the premises, making good damage to the premises), that all and any such moneys expended by the Landlord will be recoverable from me and payable by me, including, but not limited to, legal fees, mercantile agent fees, accountant fees, etc.
9. I further consent to the agent disclosing all personal information they may hold for the purpose of
 - a) listing my name with a data base as a result of a tribunal order or multiple breach notice,
 - b) enforcing a tribunal order,
 - c) commencing recovery action in relation to any debt owed as a result of outstanding rent, repairs and / or damage that occurred or occurs during my period of tenancy.
10. I have been issued a copy of the standard terms and conditions of the lease, I have read and understood them.
11. I have been informed and understand that this property may be covered by a Barclay MIS risk management plan and in this case, I further consent to the agent supplying my personal information to BARCLAY MIS Pty Ltd.
12. I have been informed, understand and agree that should this application not be accepted, the agent is not required or obligated to disclose why or supply any reason for the rejection of this application unless the application is declined as a result of my name being listed with a tenancy data base.
13. I have been informed, understand and consent to the agent supplying all necessary information, as may be required, to any Tenancy Data Base/s that they use, subject to the Tenancy Data Base/s complying with the provisions of the Privacy Act. I have read, understood and accept the attached Privacy Statement.
14. I have been informed, understand and acknowledge that the agent has the contact details for the Tenancy Data Bases/s they use and that the agent will supply these contacts should I request the contact details.

APPLICANT'S NAME:.....

APPLICANT'S SIGNATURE:..... **DATED:**.....