



Applicant Name _____

Property Address _____

NOTICE TO ALL TENANCY APPLICANTS
100 POINT IDENTIFICATION

Prior to any Tenancy Application even being considered **E A C H** applicant who's names will be on the lease is required to produce sufficient identification, which totals **100 POINTS**.

**(Any application submitted without at least 100 points will not be processed
Only the items below will be accepted)**

DRIVERS LICENCE	30 POINTS
TENANCY HISTORY LEDGER	30 POINTS
PASSPORT	30 POINTS
PROOF OF AGE CARD	30 POINTS
PREVIOUS FOUR RENT RECEIPTS	20 POINTS
RENTAL BOND RECEIPT	20 POINTS
PAY ADVICE	15 POINTS
MOTOR VEHICLE REGISTRATION	15 POINTS
TELEPHONE ACCOUNT	15 POINTS
ELECTRICAL ACCOUNT	15 POINTS
GAS ACCOUNT	15 POINTS
PENSION CARD	15 POINTS
COUNCIL or WATER RATES	15 POINTS
BANK STATEMENTS	10 POINTS
BIRTH CERTIFICATE	10 POINTS

PLEASE NOTE: Copies of The Items above MUST be attached to Application as we do not photocopy for you. If you do not provide copies the application will not be processed.

Elders Mudgeeraba

1/ 58 Railway St, Mudgeeraba 4213 (Po Box 1488, Mudgeeraba)

PHONE: 07 5530 2222 FAX: 07 5530 2121

PROPERTY ADDRESS _____

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

I declare the following

1. I inspected the above property on the _____ day of _____ 20____
2. _____
2. I wish to apply to rent the above property for a period of _____ months with a move in date on _____
3. I agree that the rent is \$_____ per week and that the rental bond is (4 weeks rent) \$_____
4. I the applicant declare that I am/am not bankrupt and that I have not entered into any scheme of arrangement for payment of monies to any creditors. I further declare that I am/are not paying off any previous rental debt.
5. I authorise the agent to access and check any information that may be listed on me on the TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available, my/our personal references, my employment history, my rental history or any other references required to complete this application form.
6. I 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 any reason for such rejection. I also agree that I will not raise any objection for not being provided a reason for any rejection of this application.
7. I 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 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 agree and understand that in the event of this application being approved all initial monies will be paid to the agent by CASH or BANK CHEQUE.
9. I 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 agree that I will abide by the policies of the office of the agent as may be provided to me in relation to this tenancy.
11. I agree to allow the agent to photocopy the information supplied by me for their records.
12. I agree that upon communication of acceptance of this application by the landlord or their agent that this tenancy shall be binding on both the landlord and the tenant. I further agree that I will sign the Tenancy Agreement, and be bound by the terms and conditions of the Tenancy Agreement.

Applicant/s Signature/s

Agents Signature

APPLICANTS NAME & DETAILS (1 needed for each tenant)

NAME _____

DATE OF BIRTH ___/___/___ DRIVERS LICENCE _____

PASSPORT NUMBER _____ EMAIL _____

CONTACT NUMBERS (H)_____ (W)_____ (M)_____

NUMBER OF OCCUPANTS Adults _____ Children _____ Ages _____

TYPE OF VEHICLE _____ REGO _____ OWNED or FINANCED _____

OCCUPATION _____ **EMPLOYER** _____

ADDRESS _____ PHONE _____ INCOME \$ _____

PERIOD OF EMPLOYMENT _____ CONTACT _____

PREVIOUS EMPLOYER _____ PERIOD _____

ADDRESS _____ PHONE _____ CONTACT _____

ADDITIONAL INCOME or BENEFITS RECEIVED _____ AMOUNT \$ _____

PETS OWNED _____ BREED _____ REGISTERED _____

PRESENT ADDRESS _____

PERIOD OF OCCUPANCY _____ RENT PAID \$ _____ per week BOND \$ _____

REASON FOR LEAVING _____

AGENT / LANDLORD _____ PHONE _____

PREVIOUS ADDRESS _____

PERIOD OF OCCUPANCY _____ RENT PAID \$ _____ BOND REFUNDED Yes / No

REASON FOR LEAVING _____

AGENT / LANDLORD _____ PHONE _____

PERSON TO CONTACT IN EMERGENCY _____

ADDRESS _____ PHONE _____

NEAREST RELATIVE NOT LIVING WITH YOU _____

RELATIONSHIP _____ PHONE _____ ADDRESS _____

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

Company or Business name _____

Address _____ Lessor/Agent _____

ACN or Business registration number _____ Date Formed _____

Accountant _____ Contact _____

Address _____ Phone _____

The following questions must be answered

1. Has your tenancy ever been terminated by a landlord or agent Yes/No

If yes give details _____

2. Have you ever been refused a property by any landlord or agent Yes/No

If yes give details _____

3. Are you in debt to another landlord or agent Yes/No

If yes give details _____

4. Have any deductions ever been made from your rental bond Yes/No

If yes give details _____

5. Is there any reason known to you that would effect your future rental payments Yes/No

If yes give details _____

6. Have you had any Form 11. Remedy for Breach. Rent arrears notices against you in the last 2 yrs.

If so how many & has the rent areears been rectified. _____

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.

NOTE:

- a) All tenants (whose name will appear on the lease) must fill in a separate application.**
- b) Any person who will be an occupant only, (their name will not be on the lease) must sign a privacy acknowledgement.- Occupant only Page**

PRIVACY ACT ACKNOWLEDGEMENT FOR TENANTS (person's to be noted on lease)

In accordance with Privacy Principle 1.3 of the Privacy Act we require you to read and sign this acknowledgement. In order to process a tenancy application a tenancy applicant is required under the National Privacy Principles of Privacy Act to be made aware that an organisation may access a database. In addition a tenancy applicant is entitled to know what will happen to their information when it is passed onto an agent.

In accordance with the National Privacy Principles the database member discloses that in addition to information being supplied to a database company other organisations may receive information from time to time. Other organisations may include debt collection agencies, insurance companies, government departments and other landlords or agents.

I the said applicant/s declare that I give my/our permission to the agent to collect my information and pass such information onto TICA Default Tenancy Control Pty Ltd. I further give my permission for my information to be provided to any other tenancy database for the assessment of my tenancy application. I further give consent to the member of the Database Company to contact any of my referees provided by me in my tenancy application.

I agree and understand that once a tenancy application has been lodged with a member of a tenancy database and an inquiry made with a tenancy database my/our information may be recorded as making an inquiry.

I agree that in the event of a default occurring under a tenancy agreement I give my permission to the member of a tenancy database to register any of my details of such breach with a tenancy database. I further agree and understand that the removal of such information from a database company is subject to the conditions of the Database Company.

I understand that TICA Default Tenancy Control Pty Ltd is a database company that allows its member's access to information accumulated from members about tenants who have breached their tenancy agreements.

I agree and understand that should I fail to provide the database member with the information and acknowledgements required the database member may elect not to proceed with my tenancy application. I agree and understand that a listing with TICA Default Tenancy Control Pty Ltd could have an adverse effect on my ability to obtain future rental accommodation.

I acknowledge and understand that TICA Default Tenancy Control Pty Ltd can be contacted on 190 222 0346. I agree that the calls to TICA Default Tenancy Control Pty Ltd are charged at \$5.45 per minute inclusive of GST.

Applicants Name _____

Signed by member

Signed by applicants

Dated _____

PRIVACY ACT ACKNOWLEDGEMENT FOR OCCUPANTS ONLY (not noted on lease)

In accordance with Privacy Principle 1.3 of the Privacy Act we require you to read and sign this acknowledgement. In order to process a tenancy application a tenancy applicant is required under the National Privacy Principles of Privacy Act to be made aware that an organisation may access a database. In addition an approved occupant is entitled to know what will happen to their information when it is passed onto an agent.

I/we the said occupant/s applicant/s declare that I/we give my/our permission to the agent to collect my/our information and pass such information onto TICA Default Tenancy Control Pty Ltd. I/we further give my/our permission for my/our information to be provided to any other tenancy database for the assessment of the tenancy application.

I/we agree and understand that once the tenancy application has been lodged with a member of a tenancy database and an inquiry made with a tenancy database my/our information may be recorded as making an inquiry.

I/we agree that in the event of a default occurring under a tenancy agreement I/we give my/our permission the member of a tenancy database to register any of my details with a tenancy database as an approved occupant only. I/we further agree and understand that the removal of such information from a database company is subject to the conditions of the Database Company.

I/we understand that TICA Default Tenancy Control Pty Ltd is a database company that allows its members access to information accumulated from members about tenants and approved occupants who have breached their tenancy agreements.

I/we agree and understand that should I fail to provide the database member with the information and authorities required the database member may elect not to proceed with the tenancy application. I/we agree and understand that a listing of an approved occupant with TICA Default Tenancy Control Pty Ltd can not include any debts that may be owed by the tenant.

I/we acknowledge and understand that TICA Default Tenancy Control Pty Ltd can be contacted on 190 222 0346. I/we agree that the calls to TICA Default Tenancy Control Pty Ltd are charged at \$5.45 per minute inclusive of GST.

Approved Occupants Full Name/s _____

Date of Birth ___/___/___ Drivers License Number _____

Signed by member

Signed by approved occupants

Dated _____

Elders Mudgeeraba Office Use only. (do not fill in)

Number of points _____

Tica Check _____ print out attached _____

Occupation checked _____

Income level checked. _____

Who spoke to at work _____

any comments _____

Present address _____

Who spoke to _____

Comments _____

Previous address _____

Who spoke to _____

Comments _____

Spoke to owner & have their approval _____