

Gainsworth Properties
Level 13, 52 Alfred Street
Milsons Point NSW 2061
TEL: 9434 2445 FAX: 9434 2410
E-MAIL: Yvette@gainsworth.com.au



APPLICATION FOR TENANCY

BEFORE ANY APPLICATION WILL BE ACCEPTED THE FOLLOWING MUST BE PROVIDED TO THIS OFFICE:

- PHOTO IDENTIFICATION (Driver's License/Proof of Age card/Passport) AND**
- Proof of Income (Pay Slip/Employment Contract/Bank Statement)**

All sections of this application MUST be answered in full & accompanied by supporting documentation and the Privacy Statement signed before this application will be processed. If the information is not provided we may not be able to process your application.

All occupants over the age of 18 years must be named as a tenant on any approved agreement, and complete details for each adult will therefore be required.

Initial payment must be made by bank deposit/internet banking or money order/bank cheque. Personal cheques will not be accepted.

PREMISES ADDRESS: _____

PERSONAL DETAILS

Title: Mr Mrs Ms Miss Dr Other Date of Birth ____/____/____

Full Name: _____

Phone: (Work) _____ (Home) _____ Mobile: _____

Email: _____

Drivers License/Passport No: _____ Vehicle Registration No: _____

Bank/Credit Union/Building Society: _____ Branch: _____

BSB: ____/____ Account No: _____

EMPLOYMENT DETAILS

Occupation: _____ Casual / Part Time / Full Time

Employer's Name: _____

Employer's Address: _____

Phone: (work) _____ Mobile: _____

Fax: _____ Email: _____

Date commenced: ___/___/___ Weekly Income (after tax): \$ _____

EMERGENCY CONTACT**NAME:** _____ **RELATIONSHIP:** _____**Address:** _____**Phone: (Work)** _____ **(Home)** _____**Mobile:** _____ **Email:** _____**TENANT HISTORY**

Present Address:

Postcode: _____

Name of Agent/Landlord: _____

Phone: (Work) _____ Mobile: _____

Email: _____

Length of tenancy: _____ Current rent paid: \$ _____

Reason for leaving: _____

IF LESS THAN 12 MONTHS AT PREVIOUS ADDRESS, PLEASE PROVIDE PREVIOUS TENANCY DETAILS

Previous Address: _____

Postcode: _____

Name of Agent/Landlord: _____

Phone: (Work) _____ Mobile: _____

Email: _____

Length of tenancy: _____ Current rent paid: \$ _____

Reason for leaving:

OCCUPANT(S) DETAILS

Number of persons who will occupy premises: Adults: | ___ | Children | ___ |

Ages of Children: _____

Pets: Yes No If Yes, Number: _____ Breed/Age: _____

Smoker(s): Yes No

DETAILS OF RENTAL

Rent \$ _____ per week, payable Fortnightly Calendar Month (choose payment frequency)

Commencing from ____/____/____ for a period of 6 months 12 months (choose preferred lease term)

APPLICATION

I, the Applicant hereby apply for approval by the owner of the Premises referred to in this form to become a 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.

HOLDING FEES FOR APPROVED APPLICANTS

In accordance with Section 24 of the Residential Tenancies Act 2010, it is hereby acknowledged that the taking of the Holding Fee referred to in this Application is subject to the following conditions:

The Applicant, if approved, will pay a Holding Fee equivalent to 7 days rent to hold the premises in favour of the Applicant for a period of 7 days from the date of payment.

1. If the Applicant has paid a holding fee, the landlord must not enter into a residential tenancy agreement for the Premises with any other person within 7 days of payment of the fee (or within such further period as may be agreed with the tenant) unless the tenant notifies the landlord that the tenant no longer wishes to enter into the residential tenancy agreement.

2. A holding fee may be retained by the landlord only if the tenant enters into the residential tenancy agreement or refuses to enter into the residential tenancy agreement.

3. A holding fee must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of a misrepresentation or failure to disclose a material fact by the landlord or landlord's agent.

4. If a residential tenancy agreement is entered into after the payment of a holding fee, the fee must be paid towards the rent.

5. A tenant cannot be asked to pay a holding fee unless the tenant's application has been approved by the landlord and the holding fee does not exceed 1 week's rent of the Premises

ACKNOWLEDGEMENTS

I, the Applicant, acknowledge and consent to the Agent verifying employment and tenancy references.

I have inspected the Premises and wish to take a tenancy for such Premises as nominated. I affirm that the rental to be paid is within my means, and I undertake to pay a rental bond upon the signing of a Residential Tenancy Agreement.

Gainsworth Properties do hereby acknowledge and agree that we act for the owner of the named Premises, and if the Applicant is approved for tenancy we agree to prepare within the holding period, if any, a Residential Tenancy Agreement 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.

NOTICE TO PROSPECTIVE TENANTS

The availability of telephone lines; internet services; analogue, digital or cable television (and the adequacy of such services); are the sole responsibility of the tenant(s) and tenants should make their own enquiries as to the availability and adequacy of such services before accepting the tenancy of the property. The landlord does not warrant that any telephone plugs, antenna sockets or other such service points located in the property are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely on their own enquiries.

Prior to or at the time of taking up occupancy of the Premises, the Tenant agrees to open utility accounts for electricity and gas (if required) with their preferred supplier, and further agrees to pay all accounts for utilities, telephone/internet and cable television for the duration of the tenancy. The tenant will close all utility accounts and settle any final amounts with the utility providers at the conclusion of the tenancy.

Applicant's Signature _____ **Date** ____/____/____

Agent's Signature _____ **Date** ____/____/____