

# APPLICATION FOR TENANCY



## Agents Details

Arthur Tsounis Real Estate

Shop1 2A Ithaca Rd Elizabeth Bay NSW 2011

Phone: 02 9357 1151

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Website: tsounisrealestate.com.au

<b>Rental Property</b>	Address: _____ _____ Postcode: _____		
<b>Tenancy Requirements</b>	Commencement:     /     /	Term: _____	Rent: \$ _____ pw
<b>Applicants Full Name</b>	Name: _____ Title: Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="checkbox"/> Sex: Male <input type="checkbox"/> Female <input type="checkbox"/>		
<b>Contact Number's</b>	☎(AH) _____ ☎(BH) _____ (Mobile) _____ (Email) _____		
<b>Current Address</b>	Address: _____ Reason for leaving: _____ How long have you lived at this address: _____ Weekly rent paid: \$ _____ Name of Landlord/Agent/Property Manager: _____ ☎(AH) _____ ☎(BH) _____		
<b>Previous Address</b>	Address: _____ Reason for leaving: _____ How long did you live at this address: _____ Weekly rent paid: \$ _____ Name of Landlord/Agent/Property Manager: _____ ☎(AH) _____ ☎(BH) _____		
<b>Current Employment</b>	Occupation: _____ Employers name: _____ Position held: _____ Length of employment: _____ Net income per week: \$ _____ Contact name: _____ ☎(BH) _____		
<b>Previous Employment</b>	Occupation: _____ Employers name: _____ Position held: _____ Length of employment: _____ Net income per week: \$ _____ Contact name: _____ ☎(BH) _____		

<b>If Self Employed</b>	Business Name:		Type of Business:	
	Position Held:		Address:	
	Accountants Name:		☎ (BH)	
	<b>Please provide a letter from your accountant confirming your income and Company status. This is a must.</b>			
	Solicitors Name:		☎ (BH)	
<b>Personal Details</b>	Drivers Licence No.:			
	Date of Birth:		Marital Status:	
	Occupants: Adults (No.)		Children & Ages:	
	Pets: Cat <input type="checkbox"/> Dog <input type="checkbox"/> Type: _____ Smoker <input type="checkbox"/> Non Smoker <input type="checkbox"/>			
<b>Next of Kin</b> <small>(in case of emergency)</small>	Name: _____			
	Address: _____			
	Relationship: _____ ☎ (AH) _____ ☎ (BH) _____			
	Email Address: _____			
<b>Payment Details</b>	Rental Property:	\$	<i>Per Week / Month</i>	<i>Days</i>
	Rental Bond:	\$		
	First payment of rent in advance:	\$		
			<b>Sub Total</b>	\$
	Less Deduct Holding Fee (see below)	\$		
	<b>Amount payable on signing tenancy agreement</b>			\$
<b>Holding Fee</b>	A person must not require or receive from a tenant a holding fee unless the application for tenancy is approved and the fee does not exceed 1 week's rent of the residential tenancy agreement.			
	<b>Holding Fee</b>	\$	<b>Holding Period</b>	<b>Days</b>
	<p>a) If a tenant has paid a holding fee, the landlord must not enter a residential tenancy agreement for the residential 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.</p> <p>b) 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.</p> <p>c) Despite subsection (4), a holding fee must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of misrepresentation of failure to disclose a material fact by the landlord or landlord's agent.</p> <p>d) If a residential tenancy agreement is entered into after payment of a holding fee, the fee must be paid towards rent.</p>			
	Signature Of Applicant			Date
	Signature of landlords Agent			Date

	40 Points	30 Points	20 Points	10 Points
<b>100 Points Identification</b>	Drivers Licence	Birth Certificate	Medicare Card	Motor vehicle Registration Cert.
	Passport	Other Photo Identification	Credit Card	Bank Statement
			Current Wage Advice	Telephone Account
			Previous Tenancy Reference	Electricity Account
			Previous 2 Rent Receipts	Gas Account

**I, the applicant confirm the following:-**

1. During my inspection of this property I found it to be in a reasonably clean condition Yes / No
2. If "No" I believe the following items should be attended to prior to my tenancy commencing.
3. I acknowledge that these requests are subject to the landlord's approval.

4. I acknowledge that this is an application to lease this property and that my application is subject to the landlord's approval. I am aware the landlord will receive a copy of the information contained within this application.
5. I declare I am not bankrupt.
6. This agency does not accept bond transfers or nor do we transfer bond details.
7. If successful I undertake to pay the rental bond, first rent in advance by way of bank cheque or money order to 'Arthur Tsounis Real Estate' upon signing the Residential Tenancy Agreement.
8. I will provide 100 points of ID using the following proof of identification.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Declaration**

I hereby offer to rent the property from the owner under a lease to be prepared by the agent. Should this application is accepted by the landlord I agree to enter into a Residential Tenancy Agreement to the Residential Tenancies Act 1997.

I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal information from;

- (a) The owner or the Agent of my current or previous residence;
- (b) My personal referees and employer/s;
- (c) Any record, listing or database of defaults by tenants.

If I default under a rental agreement, I agree that 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 organisations to contact me
- (d) Lodge/claim/transfer to/from the Residential Tenancies Bond Authority
- (e) Refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) Refer to collection agents/lawyers (where applicable)

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.

**Submission Of Application**

Ensure application is completely filled out (missing information may result in your application not being processed)

100 Points of ID are attached ! Supporting evidence attached (rent ledgers, references etc)

Once you have completed everything please submit your application to **Arthur Tsounis Real Estate**

by one of the following methods:

**Fax to** - 02 9935 1153 **Email to** – [reception@tsounisrealestate.com.au](mailto:reception@tsounisrealestate.com.au) **Hand deliver to** – Shop 1 2A Ithaca Rd Elizabeth Bay

