

# Applying for a Rental Property with 1840 Real Estate

160 Payneham Road, Evandale SA 5069  
PO Box 400, Stepney SA 5069

Ph: 08 8363 5151 Fax: 08 8363 4141

Email: [admin@1840.com.au](mailto:admin@1840.com.au)

Office Hours: Monday – Friday 9:00am – 5:00pm

*We require you to complete a Residential Tenancy Application and Cover Sheet as part of your application process.*

## **Each prospective tenant must complete an application and include:**

- Tenant contact details
- Rental reference
- Employment reference
- Personal reference
- Emergency contact information
- Authority to allow 1840 real estate to check your references

## **Pleased provide as much ID as possible (some suggestions below)**

Drivers Licence	Bank/Credit Card
Medicare Card	Passport
Payslip	Birth Certificate
Utility Accounts	Bank Statement
Student I.D.	Rent Receipts

## **Rent:**

### **All Rental payments are to be made to our Trust Account using the following methods:**

- Bank Cheque
- Electronic transfer to our trust account
- Cash (exact amount – no cash is held at premises)

Nould Management Pty Ltd T/as 1840 Real Estate

BSB: 015-311

Account Number: 45 78 189 88

**NB:** We do not have eftpos facilities in our office, Credit Card payments will incur a 2.2% surcharge.

**Water:**

All water usage and supply charge is to be paid by the tenant for the length of the tenancy.

**Utility Connections - Electricity, Gas, Internet and more**

Please note all utilities are the tenant's responsibility.

**Inspections:**

Periodic inspections will be performed by our agency every 3 Months, please note that as we perform these inspections based on the geographical area and not your tenancy agreement, your initial inspection may be performed is less than 3 Months from the start of your agreement.

**Acceptance:**

Should your application be accepted we will require:

- Deposit/holding fee 2 weeks rent, this is to be paid within 24 hours of acceptance.
- Bond if rent is \$250 per week or less (4 x weekly rent)
- Bond if rent is \$251 per week or more (6 x weekly rent)

Bond is to be paid on signing up of the lease.

**Maintenance:**

All maintenance is to be reported to the office as soon as is reasonable.

You can report maintenance via the online form on our website: [www.1840.com.au](http://www.1840.com.au) or alternatively by phoning the office during office hours 08 8363 5151.

In case of emergency maintenance call 0455 184 073

Thank you for applying for a rental property with 1840 Real Estate, we appreciate your business.



**Application for Residential Tenancy**

**Application will not be processed unless **each** tenant on the application has submitted a complete copy of this form**

**Email completed form to: [celeste@1840.com.au](mailto:celeste@1840.com.au)**

**Address** of property you are applying for: .....

*If applying for multiple properties please advise you preference.*

Have you inspected the property: YES/NO Date: ...../...../.....

Preferred Move In Date: ...../...../..... Weekly Rental Amount: \$.....

**Contact Details**

Full Name: Mr/Mrs/Ms/Miss .....

Age: ..... years Date of Birth: ...../...../..... (optional)

Drivers Licence Number ..... \* (copy to be submitted) STATE: SA/NT/NSW/ACT/QLD/TAS/WA OTHER:.....

Car Rego Number ..... Will this be the only vehicle kept at the premises? YES/NO

Medicare Card Number: ..... Ref: ..... Expiry: ..... \* (copy to be submitted)

Phone: (H) ..... (W) ..... (M) .....

Email: .....

Current Address: .....

..... Current Rent Amount \$ .....

Are you currently renting?  YES  \*NO If No – please explain current living situation: .....

**Previous Address:** (if less than 5 Years at current address):.....

Landlord Name: .....

Phone: (H) ..... (W) ..... (M) .....

Reason for vacating premises?.....

**Rental Reference:** Current Landlord Agent Selling Agent Past Landlord Other: .....

Name: .....

Address: .....

Phone: (H) ..... (W) ..... (M) .....

Reason for vacating current premises? .....

**Current Employment:**

Employer Name: ..... Occupation/Job Title: .....

Supervisor/Managers Name: ..... Phone (H) ..... (M) .....

Business Address: .....

Length of Employment: ...../..... Months/Years      Employment Income \$.....Per Week

Other Income \$ ..... Per Week      ..... Source(s)

**Personal Reference:**

Name: ..... Association..... How long have you known them ..... years

Phone: (H) ..... (W) ..... (M) .....

**Business/Employment/2<sup>nd</sup> Personal Reference – not a family member**

Name: ..... Association..... How long have you known them ..... years

Phone: (H) ..... (W) ..... (M) .....

**Emergency Contact:** (Name and address of nearest relative in case of emergency)

Name: ..... Relationship..... Phone: (H) .....

(W) ..... (M) ..... Address: .....

**Other Occupants:**

Names and ages of all other proposed occupants not listed on the Application Schedule:

.....  
.....  
.....

**Pets:**

Do you intend to keep any pets at the property? Please advise type of pet, breed and age

.....  
.....

**Terms and Conditions of Application:**

These premises are "Smoke Free" on lodgement of your application to rent property through 1840 Real Estate you agree **not to smoke** inside the premises.

**Tenant reports and verification of information provided**

Your application is subject to a NTD Tenant report and verification of personal details (including but not limited to employment details and immigration status). A Tenant report involves 1840 Real Estate disclosing personal information about you to a 3rd party reporting agency or 3rd party information provider in order to obtain and use these reports and information about you to assess your application.

The reports and information that will be provided to 1840 Real Estate include personal information about you. 1840's request for this information may be recorded by the reporting agency to create or maintain an information file about you.

1840 Real Estate may also:

- Request a credit report from a credit reporting agency to assist in the collection of any overdue payments.
- Disclose information to a credit reporting agency in order to list default payments

The credit reporting agencies to which 1840 Real Estate is likely to disclose information are:

- Veda National Tenancy Database who can be contacted by phoning 1300 563 826
- Mercantile Collection Services who can be contacted by phoning 1300 018 410

1840 Real Estate may also disclose certain information about you and any debt you have with 1840 Real Estate to a debt collection agency or any potential assignee.

1840 Real Estate is required by law to seek your specific agreement to the following:

By continuing with my application, I \_\_\_\_\_ agree that 1840 Real Estate can conduct an NTD Tenant report and any other reports or checks outlined above I also agree that 1840 Real Estate can verify my personal details.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**We will accept 1Form online Applications provided a copy of this form accompanies your application.**

**UTILITY CONNECTIONS**



This is a FREE service that connects all your utilities and other services.

Direct Connect can help arrange for the connection or provision of the following utilities and other services:

- |                                      |                                   |                                   |  |                                 |
|--------------------------------------|-----------------------------------|-----------------------------------|--|---------------------------------|
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Gas      | <input type="checkbox"/> Phone    | <input type="checkbox"/> Internet          | <input type="checkbox"/> Pay TV |
| <input type="checkbox"/> Insurance   | <input type="checkbox"/> Cleaning | <input type="checkbox"/> Removals | <input type="checkbox"/> Truck or van hire |                                 |



**Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.**

We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

**DECLARATION AND EXECUTION:** By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgements, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

**Signature of applicant:** \_\_\_\_\_

**Date:**...../...../.....



**Application for Residential Tenancy**

**Application will not be processed unless **each** tenant on the application has submitted a complete copy of this form**

**Email completed form to: [celeste@1840.com.au](mailto:celeste@1840.com.au)**

**Address** of property you are applying for: .....

*If applying for multiple properties please advise you preference.*

Have you inspected the property: YES/NO Date: ...../...../.....

Preferred Move In Date: ...../...../..... Weekly Rental Amount: \$.....

**Contact Details**

Full Name: Mr/Mrs/Ms/Miss .....

Age: ..... years Date of Birth: ...../...../..... (optional)

Drivers Licence Number ..... \* (copy to be submitted) STATE: SA/NT/NSW/ACT/QLD/TAS/WA OTHER:.....

Car Rego Number ..... Will this be the only vehicle kept at the premises? YES/NO

Medicare Card Number: ..... Ref: ..... Expiry: ..... \* (copy to be submitted)

Phone: (H) ..... (W) ..... (M) .....

Email: .....

Current Address: .....

..... Current Rent Amount \$ .....

Are you currently renting?  YES  \*NO If No – please explain current living situation: .....

**Previous Address:** (if less than 5 Years at current address):.....

Landlord Name: .....

Phone: (H) ..... (W) ..... (M) .....

Reason for vacating premises?.....

**Rental Reference:** Current Landlord Agent Selling Agent Past Landlord Other: .....

Name: .....

Address: .....

Phone: (H) ..... (W) ..... (M) .....

Reason for vacating current premises? .....

**Current Employment:**

Employer Name: ..... Occupation/Job Title: .....

Supervisor/Managers Name: ..... Phone (H) ..... (M) .....

Business Address: .....

Length of Employment: ...../..... Months/Years      Employment Income \$.....Per Week

Other Income \$ ..... Per Week      ..... Source(s)

**Personal Reference:**

Name: ..... Association..... How long have you known them ..... years

Phone: (H) ..... (W) ..... (M) .....

**Business/Employment/2<sup>nd</sup> Personal Reference – not a family member**

Name: ..... Association..... How long have you known them ..... years

Phone: (H) ..... (W) ..... (M) .....

**Emergency Contact:** (Name and address of nearest relative in case of emergency)

Name: ..... Relationship..... Phone: (H) .....

(W) ..... (M) ..... Address: .....

**Other Occupants:**

Names and ages of all other proposed occupants not listed on the Application Schedule:

.....  
.....  
.....

**Pets:**

Do you intend to keep any pets at the property? Please advise type of pet, breed and age

.....  
.....

**Terms and Conditions of Application:**

These premises are "Smoke Free" on lodgement of your application to rent property through 1840 Real Estate you agree **not to smoke** inside the premises.

**Tenant reports and verification of information provided**

Your application is subject to a NTD Tenant report and verification of personal details (including but not limited to employment details and immigration status). A Tenant report involves 1840 Real Estate disclosing personal information about you to a 3rd party reporting agency or 3rd party information provider in order to obtain and use these reports and information about you to assess your application.

The reports and information that will be provided to 1840 Real Estate include personal information about you. 1840's request for this information may be recorded by the reporting agency to create or maintain an information file about you.

1840 Real Estate may also:

- Request a credit report from a credit reporting agency to assist in the collection of any overdue payments.
- Disclose information to a credit reporting agency in order to list default payments

The credit reporting agencies to which 1840 Real Estate is likely to disclose information are:

- Veda National Tenancy Database who can be contacted by phoning 1300 563 826
- Mercantile Collection Services who can be contacted by phoning 1300 018 410

1840 Real Estate may also disclose certain information about you and any debt you have with 1840 Real Estate to a debt collection agency or any potential assignee.

1840 Real Estate is required by law to seek your specific agreement to the following:

By continuing with my application, I \_\_\_\_\_ agree that 1840 Real Estate can conduct an NTD Tenant report and any other reports or checks outlined above I also agree that 1840 Real Estate can verify my personal details.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**We will accept 1Form online Applications provided a copy of this form accompanies your application.**

**UTILITY CONNECTIONS**



This is a FREE service that connects all your utilities and other services.

Direct Connect can help arrange for the connection or provision of the following utilities and other services:

- Electricity       Gas       Phone       Internet       Pay TV
- Insurance       Cleaning       Removals       Truck or van hire



**Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.**

We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

**DECLARATION AND EXECUTION:** By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgements, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

**Signature of applicant:** \_\_\_\_\_

**Date:**...../...../.....