

Office Hours: Monday – Friday 9:00am – 5:00pm or return via 24/7 front door letter box

Processing and Application:

- Applications will be processed within 2 business days providing we are able to contact references. The more complete and detailed the information you provide, the faster we can process your application. The application will then be presented to the landlord for their consideration. No reason will be disclosed for non-acceptance.
- Should your application be approved and you verbally accept the offer to lease, you will at that time be bound by the agreed terms of rent, lease commencement date and term of lease. A legal tenancy agreement is thereby created.
- You will then be provided with bank account details for your first payment to be made and for the lease agreement to be signed.
- If you subsequently choose not to proceed, the agent will begin procedures to re-let the property and, reserve the right to recover rent and costs incurred from the re-letting as set down by the Residential Tenancies Act 1995
- You will be notified by SMS or email if your application is unsuccessful.

To Maximise Your Chances:

- Notify all your referees and employment contacts that we may be contacting them, and authorise them to verify the information you have given us.
- If you are an international student, being financed by your parents, we will require bank statements for the last 3 months, indicating regular payments into your Australian bank account.
- If you receive a Centrelink payment please supply us with written verification of payment and bank statement.

Legal

The Applicant(s) must not give false or misleading information to the Property Manager. To do so is an offence pursuant to section 51 of the Residential Tenancies Act 1995.

PLEASE COMPLETE ALL DETAILS IN THE FOLLOWING PAGES:

Property Address: _____ Have you inspected the property: ☐ Yes ☐ No

Date: / /

Rent: \$ _____ Preferred Move In Date: / /

Rent Payable: ☐ Fortnightly in advance ☐ Monthly in advance ☐ or other: _____

Bond: \$ _____ Bond provided from: ☐ Own funds ☐ Housing SA

Rental Bond in the amount of 6 weeks rent (for rental's over \$251 per week) or 4 weeks rent (for rentals of \$250 per week or less) together with 2 weeks rent in advance is to be paid immediately upon being accepted for the property. No keys to the property will be provided without the total amount being paid and cleared in our trust account.

Preferred Term of Tenancy: ☐ 12 Months ☐ 6 Months ☐ or other: _____

Do you have internet banking setup: ☐ Yes ☐ No If no, how will you pay rent: _____

Applicant: 1		Applicant: 2	
Family Name:		Family Name:	
Given Name:		Given Name:	
Date of Birth:		Date of Birth:	
Occupation:		Occupation:	
Current Address:		Current Address:	
Length of Time at Current Address:		Length of Time at Current Address:	
Drivers license no:		Drivers license no:	
Home phone:		Home phone:	
Work phone:		Work phone:	
Mobile:		Mobile:	
Email Address:		Email Address:	
Cars to be kept at premises		Cars to be kept at premises	
Car Make, Model & Rego No:		Car Make, Model & Rego No:	
Car Make, Model & Rego No:		Car Make, Model & Rego No:	

Applicant: 1 – 100 Point Identity Check		Applicant: 2 – 100 Point Identity Check	
Compulsory Requirements	Office Use	Compulsory Requirements	Office Use
Drivers License or Passport (45 points)	<input type="checkbox"/>	Drivers License or Passport (45 points)	<input type="checkbox"/>
Current Pay Slips x 3 (25 points)	<input type="checkbox"/>	Current Pay Slips x 3 (25 points)	<input type="checkbox"/>
Bank statements x 3 months (45 points)	<input type="checkbox"/>	Bank statements x 3 months (45 points)	<input type="checkbox"/>
BAS / Financial Statement (45 points)	<input type="checkbox"/>	BAS / Financial Statement (45 points)	<input type="checkbox"/>
Rental History		Rental History	
Rental Ledger	<input type="checkbox"/>	Rental Ledger	<input type="checkbox"/>
Council Rates	<input type="checkbox"/>	Council Rates	<input type="checkbox"/>
Immigrants/ International Students		Immigrants/ International Students	
Passport including VISA (45 points)	<input type="checkbox"/>	Passport including VISA (45 points)	<input type="checkbox"/>
Photo ID (40 points)		Photo ID (40 points)	
Bank statements x 3 months (25 points)		Bank statements x 3 months (25 points)	

Other Occupants	
Full Name:	Age:
Full Name:	Age:

Additional Comments to assist your application for rent

Emergency Contact Details – Not Residing at Premises	
Applicant: 1	Applicant: 2
Name:	Name:
Occupation:	Occupation:
Day time phone:	Day time phone:
Address:	Address:
Relationship:	Relationship:

Pets – written permission from the landlord is required – please attach a photo of your pet.			
Applicant: 1		Applicant: 2	
Do you have any pets? <input type="checkbox"/> Yes <input type="checkbox"/> No		Do you have any pets? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Number of pets:		Number of pets:	
Inside or outside pet?		Inside of outside pet?	
If yes, please provide full details		If yes, please provide full details	
Pet type and breed		Pet type and breed	
Age:	Sex:	Age:	Sex:
Name:	Micro chipped?	Name:	Micro chipped?

Current Rental Details	
Applicant: 1	Applicant: 2
Current Rental Address:	Current Rental Address:
Current rent \$ per week	Current rent \$ per week
Agency Name:	Agency Name:
Agent/Landlord Name:	Agent/Landlord Name
Phone:	Phone:
Email:	Email:
How long was the tenancy period?	How long was the tenancy period?
Reason for leaving:	Reason for Leaving:

Previous Rental Details – If current rental less than 3 years	
Applicant: 1	Applicant: 2
Current Rental Address:	Current Rental Address:
Current rent \$ per week	Current rent \$ per week
Agency Name:	Agency Name:
Agent/Landlord Name:	Agent/Landlord Name
Phone:	Phone:
Email:	Email:
How long was the tenancy period?	How long was the tenancy period?
Reason for leaving:	Reason for Leaving:

No Rental History (Home Owner)	
Applicant: 1	Applicant: 2
Property Address:	Property Address:
Selling Agent / Managing Agent:	Selling Agent / Managing Agent:
Would you like a rental or sales appraisal on your current home? <input type="checkbox"/> Yes <input type="checkbox"/> No	Would you like a rental or sales appraisal on your current home? <input type="checkbox"/> Yes <input type="checkbox"/> No
Have you attached your rates notice: <input type="checkbox"/> Yes <input type="checkbox"/> No	Have you attached your rates notice: <input type="checkbox"/> Yes <input type="checkbox"/> No

If No Rental History, Indicate Reason
<input type="checkbox"/> Own Property <input type="checkbox"/> Lived Overseas <input type="checkbox"/> Lived with family or friends <input type="checkbox"/> Been travelling <input type="checkbox"/> Other

Do you own an investment property?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Suburb / Location:		
Would you like to join our investor mailing list?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Social Security Benefits	
Applicant: 1	Applicant: 2
Type of benefit:	Type of benefit:
Income per fortnight: \$	Income per fortnight: \$

Personal/Business Reference (must be different to your current employment)	
Applicant: 1	Applicant: 2
Name:	Name:
Occupation:	Occupation:
Day time phone:	Day time phone:
Address:	Address:
How do they know you?	How do they know you?
How long have you known them?	How long have you known them?

Additional Reference (other than a relative)	
Applicant: 1	Applicant: 2
Name:	Name:
Occupation:	Occupation:
Day time phone:	Day time phone:
Address:	Address:
How do they know you?	How do they know you?
How long have you known them?	How long have you known them?

Current Employment	
Applicant: 1	Applicant: 2
Occupation:	Occupation
Business Name:	Business Name:
Business Address:	Business Address:
Supervisors Name:	Supervisors Name:
Employers Contact Details:	Employers Contact Details:
Phone:	Phone:
Email:	Email:
Length of Service:	Length of Service:
Net income per week:	Net income per week:

Previous Employment – We require a minimum of 2 years employment history	
Applicant: 1	Applicant: 2
Occupation:	Occupation
Business Name:	Business Name:
Business Address:	Business Address:
Supervisors Name:	Supervisors Name:
Employers Contact Details:	Employers Contact Details:
Phone:	Phone:
Email:	Email:
Length of Service:	Length of Service:
Net income per week:	Net income per week:

If Self Employed	
Applicant: 1	Applicant: 2
Business name:	Business name:
Business address:	Business address:
Business ABN:	Business ABN:
Length of employment:	Length of employment:
Net income per week:	Net income per week:
Accountant's name:	Accountant's name:
Accounting firm name:	Accounting firm name:
Accountant's phone:	Accountant's phone:
Accountant's email:	Accountant's email:
Are tax returns/notice of assessment lodged to date:	Are tax returns/notice of assessment lodged to date:

No Smoking

All properties are **"Smoke Free"** on lodgement of your application to rent property through 1840 Real Estate you agree **not to smoke or to permit others to smoke**, inside the premises. Any evidence of smoking inside a property let by 1840 Real Estate would be considered a breach of tenancy and can result in fines of up to \$25,000.

Phone

1840 Real Estate or the Landlord cannot guarantee that the property you have applied for has an active phone line connected or that the property is in an internet availability area, it is the tenant's responsibility for any investigation or connection of such services to the property.

Acceptance and Lease Signing Appointment

We wish to highlight that under the Residential Tenancies Act verbal acceptance of a written application is binding upon both parties. Should your application be accepted you will be notified via email and text message. You will have 24 hours to pay your deposit for the property. Failure to pay the deposit within the due timeframe can result in the landlord withdrawing their acceptance. Payment of the deposit is non refundable and is considered your acceptance of the tenancy terms and conditions.

Applicant 1 Signature:

Applicant 2 Signature

Date:

Date:

This is a **FREE** service that connects all your utilities in as little as 5 minutes – Moving has never been easier.

UTILITY CONNECTIONS This is a **FREE** service that connects all your utilities

myconnect

MyConnect is a **FREE** and easy to use utility connection service

Phone: 1300 854 478
Fax: 1300 854 479
Email: enquiry@myconnect.com.au
Web: www.myconnect.com.au

☐ Electricity
☐ AGL ☐ Energy Australia
☐ Origin ☐ Other: _____

☐ Gas
☐ AGL ☐ Energy Australia
☐ Origin ☐ Other: _____

☐ Telephone
☐ Telstra ☐ TPG
☐ Optus ☐ iinet

☐ Internet
☐ Telstra ☐ TPG
☐ Optus ☐ iinet

☐ Pay TV

By signing this application, I:

Consent to the disclosure of information on this form to myconnect ABN 34121 892 331 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities.

Print Name:

Signed:

Date:

Acknowledgement and Declaration

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

I/We acknowledge that this application is subject to the approval of the owner/landlord.

I/We acknowledge that if I/we accept, upon advise from the agent that the landlord(s) has accepted this application, a residential tenancy agreement with terms including the rental amount and other conditions contained in this applications comes to existence immediately and is legally binding upon me/us.

I/we acknowledge that if I/we enter into a Residential Tenancy Agreement, and fail to comply with obligations under that agreement, that fact and other relevant information collected by the agent during the tenancy may be disclosed to the landlord, third party operators of tenancy databases and/or other agents.

I/we acknowledge that should our application be successful, a \$5 p/week rent increase will take place on the 1st July each year at the landlord's discretion.

I/We acknowledge that the landlord's insurance will not cover the tenant's contents and it is advised that the tenant should obtain contents and public liability insurance.

I /We acknowledge that possession of the property will not take place until the tenancy agreement is signed by the applicant and a security bond and rent in advance is paid.

I/We acknowledge that unless otherwise agreed the tenant shall be liable for all water costs pertaining to the property as per SA Water calculations. Cost to be calculated on a daily basis.

I/We declare that all information contained in this application (all pages) is true and correct and given of my own free will.

I/We declare that I/We are over 18 years of age and have provided 100 points of ID as verification

I/We declare that the rental payments are within my/our means

I/We declare that I/We have inspected the premises and are not bankrupt/undischarged bankrupt

I/We declare that only those persons listed on this application will permanently reside at the premises.

I/We authorise the Agent to obtain personal information from:

- The owner or agent of my current and/or previous residence.
- My personal referees and employers.
- Any record, listing or database or defaults by tenants.

If I/We default under a rental agreement, I/We agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I/We may apply for in the future.

I/We are aware that the agent will use and disclose my personal information in order to:

- Communicate with the owner and select a tenant
- Prepare lease/tenancy documents
- Allow tradespeople or equivalent organisations to contact me
- Lodge/claim/transfer to/from Bond Authority
- Refer to Tribunals/Courts and Statutory Authorities (where applicable)
- Refer to collection agents/lawyers (where applicable)
- Any third party organisations or businesses nominated by 1840 Real Estate

I/We are aware that if information is not provided or I/We do not consent to the uses to which personal information is put, the Agent cannot provide me/us with the lease/tenancy of the premises.

Applicant: 1	Applicant: 2
I have read and understood the information above:	I have read and understood the information above:
Signature:	Signature:
Date:	Date:

