Form A1 - Residential Tenancies Act 1995 (section 47B(3))

Application for a prospective tenant to enter into a residential tenancy

Note - This is an application to enter into a residential tenancy agreement ONLY. You will be notified on the outcome of your application by the landlord or agent. A landlord, an agent of a landlord and a prospective tenant must use this form as the application form to enter into a residential tenancy agreement (see regulation 8(5) and section 47B(3) of the *Residential Tenancies Act 1995*). Any deviations from the prescribed application form must not be calculated to mislead, see section 52 of the *Legislation Interpretation Act 2021*. Prospective tenants may wish to attach further documentation to this form as part of their rental application, as long as the landlord or agent of the landlord has not requested the provision of information such that would be prohibited by section 47B(1) of the *Residential Tenancies Act 1995* and listed in regulation 8. See also information to be provided by landlords to tenants before or at the time of entering into a residential tenancy agreement pursuant to section 48 of the *Residential Tenancies Act 1995* - information and template form available on Consumer and Business Services website.

1 - Address of the rental premises available to rent (to be filled in by the landlord or agent)

Address line 1: 1 Tareena Street

Address line 2:

Suburb: Ridgehaven

Postcode: 5097

2 - Exclusions (to be filled in by the landlord or agent)

Specify part/s of premises which will be excluded from the residential tenancy:

- Double Garage
- Decommissioned Evap AC
- Decommissioned Lounge Wall heater

3 - Duration of residential tenancy at the rental premises (to be filled in by the landlord or agent - prospective tenant may insert preferred duration and move-in date)

Duration of residential tenancy: (*tick one box)* ☐ Periodic ☑ 12-months

☐ Other fixed term (*specify*)

Date rental premises is available for occupation: 03/11/2026

Prospective tenant's preferred tenancy duration: and move-in date:

The landlord has advertised, intends to advertise or has entered into an existing sales agency agreement for the sale of the premises (*tick one box):* ☐ Yes ☑ No

Note - A landlord must ensure that a prospective tenant is advised, before entering into a residential tenancy agreement, if the landlord has advertised, or intends to advertise, the residential premises for sale and of any existing sales agency agreement for the sale of the residential premises. If a landlord intends to sell the premises within 3 months after the date on which the residential tenancy agreement is to be entered into, the landlord or the agent for the landlord:
(a) must display and distribute that information in accordance with the requirements of the Commissioner for Consumer Affairs; and
(b) must not induce a tenant to enter into a residential tenancy agreement by knowingly concealing that information.

4 - Rent payable (to be filled in by the landlord or agent)

Rent payable for the residential tenancy per week: $ 620.00

Frequency of rent payable:(*tick one box)* ☐ Weekly ☑ Fortnightly ☐ Calendar monthly

Note - A landlord or agent cannot offer premises for rent under a residential tenancy agreement unless the rent is offered as a fixed amount, and cannot invite offers of an amount of rent higher than the advertised price. A landlord or agent cannot require the payment of more than 2 weeks' rent under a residential tenancy agreement before the end of the first 2 weeks of the tenancy.

5 - Bond (to be filled in by the landlord or agent)

A bond payment is required (*tick one box):* ☑ Yes ☐ No

Bond amount payable: $ 2480.00

Note: The maximum bond for a residential tenancy agreement is:
• if the weekly rent is $800 or less, up to 4 weeks rent
• if the weekly rent is more than $800, up to 6 weeks rent.
Some government programs are available to assist with payments of bond monies, such as a South Australian Housing Trust bond guarantee. Prospective tenants cannot be required to divulge whether such assistance will be sought/provided.

6 - Rates and charges (to be filled in by the landlord or agent)

Rates and charges for the following prescribed services will be paid by (tick one box in each case):

Water: ☑ Tenant ☐ Landlord Details:

Electricity: ☑ Tenant ☐ Landlord

Gas: ☑ Tenant ☐ Landlord ☐ Not applicable

Note - Electricity, gas and water are to be paid as agreed between the landlord and tenant. In the absence of an agreement, rates and charges based on the level of consumption are to be paid by the tenant. However, if the consumption is not separately metered or the rates and charges are not based on the level of consumption, the landlord is responsible for the charges.
The tenant may be required to pay rates and charges as an apportionment of the cost of a service if the property is not separately metered (for example, in a unit complex).
In relation to statutory charges, tenants are not liable for sewerage services that run past the premises.

Specify any other charges or effects on charges (e.g. telephone/internet/subscription television/solar):

Note: A tenant cannot be required to pay rates and charges for the supply of electricity, gas and water unless the landlord provides a copy of the invoice within 30 days of the authority issuing the invoice. All statutory charges, such as sewerage services that run past the rental premises, must be borne by the landlord.
A landlord should consider taking out insurance for the rental premises, and a tenant should consider taking out insurance for their contents in the premises.

7- Prospective tenant details (to be filled in by prospective tenant)

Note: Each prospective tenant over the age of 18 years must complete a separate application form.

Full Name:

Current address:

Email:

Phone 1:

Phone 2:

Joint application with:

Are all prospective tenants over the age of 18 and have legal capacity to enter into a residential tenancy agreement? (*tick one box)* ☐ Yes ☐ No

8 - Landlord or agent details (to be filled in by the landlord or agent)

Landlord (only required if there is no applicable agent)

Individual or company/legal entity name:

ABN: (if applicable)

Email:

Phone 1:

Phone 2:

Postal address/address for service:

Agent (if applicable)

Agent name/agent company/legal entity name: Damian Lind

ABN (if applicable): 16358266321

Agent's Registered Land Agent (RLA) Number: RLA122327

Contact person: Damian Lind- LIND Real Estate

Email: admin@lindrealestate.com.au

Phone 1: 0417732271

Phone 2: 08 8251 6022

Postal address/address for service: 24 Dickerson Way, Redwood Park SA 5097

9 - Prospective tenant documentation (to be filled in by the landlord or agent)

The landlord/agent requests a copy of the following selected documents. Please attach copies to this application form.

Category 1: Identification

Maximum of 2 documents from the following options. At least one should be photographic:

☑ Driver's Licence ☑ Passport ☐ Birth Certificate ☐ Proof of age card ☐ Other form of identification proposed by prospective tenant (Please specify)

Category 2: Ability to pay rent

Maximum of 2 of the following options:

☐ Bank statement with outgoing transactions and bank account numbers redacted or removed

☑ A payslip or document confirming employment

☑ Proof of pension/other income

☐ Other documents directly relating to financial capacity or primary source of income:

Note: Although not more than 2 documents from each of the above categories can be requested by a landlord/agent, prospective tenants may attach further documentation to this application form if it might assist their rental application. A person who holds prospective tenant information must protect the information and must destroy it 30 days after the successful tenant signs the residential tenancy agreement specified on this application form (unless the prospective tenant has consented for the information to be kept for a longer period - but it must be destroyed as soon as practicable 6 months after the date of this application form).

10 - Referees (to be filled in by the prospective tenant)

Please provide relevant referees regarding your suitability as a tenant and their contact details:

Prospective tenant:

Referee 1:

Full name:

Relationship to prospective tenant:

Contact details:

Referee 2:

Full name:

Relationship to prospective tenant:

Contact details:

Other relevant referee information:

Note: A landlord or an agent of a landlord must not request the provision of information relating to the employment of the prospective tenant, other than a payslip or a document that confirms their employment (see regulation 8(1)(h)).

11 - Residential tenancy databases (to be filled in by the landlord or agent)

The landlord/agent can determine a prospective tenant's suitability and may check a prospective tenant's prior history as a tenant. Landlords/agents may use residential tenancy databases for this purpose. They must provide the name and contact details of the residential tenancy database/s used at the time of making this application, unless provided to the prospective tenant not more than 7 days before the date of this application form:

Residential tenancy database 1:

Contact details for residential tenancy database 1:

Residential tenancy database 2:

Contact details for residential tenancy database 2:

Residential tenancy database 3:

Contact details for residential tenancy database 3:

Note - There are further requirements for landlords/agents to follow when using residential tenancy databases in the *Residential Tenancies Act 1995*. A landlord/agent/residential tenancy database operator must not charge a fee for giving a person listed personal information in a residential tenancy database.

12 - Ways to submit your application (to be filled in by the landlord or agent)

Submit your application using one of the following methods:

Submission method 1: EMAIL- admin@lindrealestate.com.au

Submission method 2: POST-24 Dickerson Way Redwood Park SA 5097

Submission method 3: Dropped off: to the above address letter box (home office)

13 - Signature (to be filled in by prospective tenant)

Signature of prospective tenant:

Date of application:

Note - A prospective tenant must not give a landlord/agent false information or a falsified document in connection with an application to enter a residential tenancy agreement (see section 47B(2a) of the Act). This offence carries a maximum penalty of $20 000 and an expiation fee of $1200.

If you are successful in your application to enter into a residential tenancy, you can only keep a pet on the rental premises with the prior approval of the landlord. A separate Application for approval to keep a pet on rental premises form is available on the Consumer and Business Services website.

For further information contact Consumer and Business Services on 131 882 or visit sa.gov.au/tenancy/renters

Application for approval to keep a pet on rental premises

Residential Tenancies Act 1995 - Section 66C(3)

Tenants must use this form to apply for approval from the landlord or landlord's agent to keep a pet on a premises rented under a Residential Tenancy Agreement (RTA). Landlord approval is not required to keep an exempt animal on premises rented under a RTA. (On this form, the term landlord refers to the landlord or agent who has the authority to act on behalf of the landlord.)

For more information about your rights and responsibilities, please see the Renting with pets fact sheet.

1. Address of the rental premises

	Postcode	

2. Tenant/s seeking approval to keep a pet

1.Name			
Email		Phone	
2.Name			
Email		Phone	
3.Name			
Email		Phone	

3. Landlord/agent receiving this application

1	
2	

4. Details of application

4.1 Acknowledgement by tenant

I/We are seeking approval to keep the following pet at the rental premises (as stated in item 1). I/We understand that:

1. I am/we are responsible for any nuisance or interference with the reasonable peace, comfort or privacy of others who reside in the immediate vicinity of the premises;
2. I am/we are responsible for keeping the premises and ancillary property in a reasonable state of cleanliness and must replace or compensate the landlord for the reasonable cost of replacing any ancillary property lost or destroyed while in the care of a tenant;
3. I am/we are required to notify the landlord of damage to the premises or ancillary property;
4. I am/we are required to give the premises and ancillary property back to the landlord in reasonable condition at the end of the tenancy; and
5. a landlord may be entitled to compensation if they reasonably incur costs and expenses as a direct consequence of a tenant being at fault in connection with the RTA.

Government of South Australia
Consumer and Business Services

July 2024

4.2 About the pet

Animal type – species and breed – i.e. dog/cavalier	
Pet name	
Sex	
Colour	
Height, weight and length	

4.3 Other information you would like to share about the suitability of the pet proposed to be kept at the rental premises to assist the landlord to make an informed decision (optional):

- the pet's age, temperament, training
- whether the rental property is suitable for keeping this type of pet (such as size of property, outdoor areas, fencing requirements)
- whether you intend to keep the pet inside and/or outside or in an appropriate enclosure.

5. Date and method of sending this pet application

(*__IMPORTANT__: The landlord/agent is required to respond within14 days of **receiving** this application. Please keep this in mind when choosing your method of delivery. For example, if posting, allow time for the mail to arrive when calculating when the landlord must respond.)

Date sent	Method of sending application (such as email, post or in person)

6. Signature/s of the tenant/s issuing this application

	Print name/s	Signature/s	Date
1.			
2.			
3.			

The landlord/agent must respond to this application in writing within 14 days of receiving it. If no response is received by the tenant within 14 days of the landlord receiving this application, the application is assumed to be approved.

The landlord/agent can only refuse the application for a pet based on the grounds as listed in the legislation and can outline reasonable conditions for the approval. See the Renting with pets fact sheet. A template to assist landlords/agents structure their response to pet applications is available on the CBS website.

Do not send this form to CBS. Give this form to your landlord/agent and keep a copy for your records.

For further information contact Consumer and Business Services on 131 882, or visit sa.gov.au/renting

LIND REAL ESTATE
24 Dickerson Way, Redwood Park SA 5097
Phone: 08 8251 6022
Email: admin@lindrealestate.com.au
Website: https://lindrealestate.net

DIRECT CONNECT
MAKES MOVING EASY

Direct Connect is a *free* service that can connect you to the following utilities and services in your *new home*

Electricity **Gas** **Phone** **Internet** **Pay TV** **Removalists** **Cleaning**

Full Name:

Address:

Email address:

Mobile phone no:

Connection date:

☐ YES, I consent to:

- Lind Real Estate providing my personal information to Direct Connect including name, address, email and phone number.
- Direct Connect contacting me by phone, SMS and/or email during my move in relation to electricity, gas and the other services set out above.
- Direct Connect obtaining metering information for the premises I am moving to.



Applicant 1

Signature

Date

Applicant 2 (if applicable)

Signature

Date

Name

Phone

Privacy Collection Statement: Direct Connect Australia Pty Limited (DCA) is collecting your personal information for the purposes of contacting you in relation to your utilities and services connections. DCA will otherwise collect, use and disclose your personal information for purposes set out in its Privacy Policy at www.directconnect.com.au/privacypolicy/. This information may be disclosed to third parties that help DCA deliver its services. The Privacy Policy explains how DCA will collect, use, store and disclose your personal information, the consequences for you if DCA does not collect this information, and the way in which you can access and seek correction of your personal information or complain about a breach of the Privacy Act. To obtain further information, you can contact DCA on 1300 664 715.