

LIND Real Estate

Property Management Services

www.lindrealstate.net

PHONE: Damian: 041 7732 271/ Steve: 041 2711 270

EMAIL APPLICATIONS TO: admin@lindrealstate.com.au

POST TO: 24 Dickerson Way, Redwood Park SA 5097

(Above address is our home office, welcomed to drop off application and leave in the letterbox).

PROPERTY APPLIED FOR: _____

WEEKLY RENT: \$ _____

RENTAL BOND: \$ _____ (Equals 4 weeks if rent is \$799 pw & under / 6 weeks if rent is \$800pw & above)

Please tick boxes Q:1-3 below

1. RENT PAYABLE: Fortnightly Calendar Monthly
2. RENTAL PERIOD: 6 Months 12 Months
3. PAYMENT TYPE: Internet Transfer/ EFT Bank Deposit Book
4. DATE ABLE TO OCCUPY PROPERTY: ____/ ____/ ____

5. PERSONAL DETAILS

Applicant #1

A1) First Name _____ (Surname) _____
Phone Numbers (hm) _____ (wk) _____
Mobile: _____
Email: _____

THE TENANT CONSENTS TO THE ABOVE EMAIL ADDRESS BEING USED FOR THE PURPOSES OF SERVICE UNDER THE ACT.

Are you over the age of 18? Yes No

Applicant #2

A2) (First Name) _____ (Surname) _____
Phone Numbers (hm) _____ (wk) _____
Mobile: _____
Email: _____

THE TENANT CONSENTS TO THE ABOVE EMAIL ADDRESS BEING USED FOR THE PURPOSES OF SERVICE UNDER THE ACT.

Are you over the age of 18? Yes No

6. OTHER OCCUPANTS OVER THE AGE OF 18 YEARS (Full details of all persons who will reside at the property)

This does **NOT** include the Main Applicant's names || All applicants over 18 must complete an application if wishing to be on the lease.

Name		Name	
Name		Name	
Name		Name	
Name		Name	

7. CURRENT EMPLOYMENT DETAILS

A1) Full-time / Part-time / Casual / Self-Employed

Occupation: _____

Company: _____ Phone: _____

Address: _____

Length at current employment: _____ Years _____ Months

Weekly Gross Income: \$ _____

A2) Full-time / Part-time / Casual / Self-Employed

Occupation: _____

Company: _____ Phone: _____

Address: _____

Length at current employment: _____ Years _____ Months

Weekly Gross Income: \$ _____

8. OTHER INCOME (Centrelink / Pension / Student / Investments etc.)

A1) _____ \$ _____ per week | fortnight | annum
 _____ \$ _____ per week | fortnight | annum

A2) _____ \$ _____ per week | fortnight | annum
 _____ \$ _____ per week | fortnight | annum

9. EMERGENCY CONTACT (Closest Relative Not Residing with you)

A1) Name: _____ Phone: _____
 Address: _____ Relationship: _____

A2) Name: _____ Phone: _____
 Address: _____ Relationship: _____

10. CURRENT RESIDENTIAL ADDRESS

A1) Renting Own property Boarding / Room Rent Living at Home

Property Address: _____

Landlords/ Agent Name: _____

Landlord/Agency Address: _____

Phone: _____ Mobile: _____

Email: _____

Length of time at address: _____ years _____ months || Start Date _____ End Date _____

Current Rent: \$ _____ per week

A2) Renting Own property Boarding / Room Rent Living at Home

Property Address: _____

Landlord/Agent: _____

Agency Company Name: _____

Landlord/Agency Address: _____

Phone: _____ Mobile: _____

Email: _____

Length of time at address: _____ years _____ months || Start Date _____ End Date _____

Current Rent: \$ _____ per week

11. PREVIOUS RESIDENTIAL ADDRESS... (If any above is less than 2 yrs.)

A1) Renting Own property Boarding / Room Rent Living at Home

Property Address: _____

Landlord/ Agent Name: _____

Agents Company name: _____

Landlord/Agent Address: _____

Phone: _____ Mobile: _____

Email: _____

Length of time at address: _____ years _____ months || Start Date _____ End Date _____

Rent: \$ _____ per week

A2) Renting Own property Boarding / Room Rent Living at Home

Property Address: _____

Landlord/ Agent Name: _____

Agents Company name: _____

Landlord/Agent Address: _____

Phone: _____ Mobile: _____

Email: _____

Length of time at address: _____ years _____ months || Start Date _____ End Date _____

Rent: \$ _____ per week

12. PETS

Please Tick: Yes (Attach photos to your application of pet/s)

No

Pet 1

Pet 2

Name:	Name:
Type:	Type:
Breed:	Breed:
Age:	Age:
Sex:	Sex:

Is the pet desexed: Yes No N/A

Is the pet desexed: Yes No N/A

Is the pet registered: Yes No N/A

Is the pet registered: Yes No N/A

Pet kept: Indoor Outdoor Both

Pet kept: Indoor Outdoor Both

Pet 3

Pet 4

Name:	Name:
Type:	Type:
Breed:	Breed:
Age:	Age:
Sex:	Sex:

Is the pet desexed: Yes No N/A

Is the pet desexed: Yes No N/A

Is the pet registered: Yes No N/A

Is the pet registered: Yes No N/A

Pet kept: Indoor Outdoor Both

Pet kept: Indoor Outdoor Both

IMPORTANT INFORMATION FOR TENANTS

1.TENANTS COSTS:

Note: tenants are required to pay additional costs for services as indicated.

- All water supply charges adjusted for the period of tenancy
- All water usage costs adjusted for the period of tenancy
- All additional water charges above: 120 KL per annum, with such allowance to be adjusted for the period
- No charge for water
- Other (specify) _____
- If the property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out here:

LEASE EXCLUSIONS... (IF ANY):

(office use only)

FURTHER INFORMATION:

Further information relating to renting, including information & assistance in other languages & formats, can be obtained here:

Consumer & Business Services: <http://www.sa.gov.au/topis/housing>

Interpreting & Translating Centre: <http://translate.sa.gov.au>

RentRight SA: <http://syc.net.au/services/housing-homelessness-support#renting-tenancy-advice>

DECLARATION / PRIVACY STATEMENT

I / We hereby declare and acknowledge that:

1. I am / we are over 18 years of age.
2. I / We understand that upon acceptance of this tenancy application:
 - o Two weeks' rent must be paid in advance and cleared into the trust account within 48 hours to secure the property in the applicant's name.
3. I / We will also pay the security bond, which is either:
 - o 4 weeks' rent for properties renting at \$799 per week and under, or
 - o 6 weeks' rent for properties renting at \$800 per week and over, by Cash / EFT / Bank Deposit upon acceptance of the application and must be received within 48 hours of the acceptance.
4. Only the people noted on this application will reside permanently at the premises.
5. Upon inspection of the property, I / We intend to enter into a Tenancy Agreement for the premises and understand that acceptance of this Application by the Landlord will result in a Tenancy Agreement governed by the terms and conditions stated herein.
6. I / We understand that the landlord requires the Tenancy Agreement to be in writing.
 - o (a) The preparation costs of the lease are covered by the landlord.
 - o (b) The Tenancy Agreement will be in the form recommended by the Real Estate Institute of South Australia Incorporated.
7. I / We understand that smoking inside the property is NOT permitted.
8. I / We in making this application the Applicant/s acknowledge that the Landlord and/or Agent do not represent or guarantee that a telephone line or television aerial is connected to the premises, even if one or more telephone/ arial plug/s is located in the premises.

The Applicant hereby authorizes the Agent to undertake all necessary inquiries to validate the information furnished in this Application, including details pertaining to the Applicant's employment, rental history, business affiliations, and personal references. Additionally, the Applicant grants permission for the Agent to disclose information regarding the Applicant's tenancy of the Property to any Registered Agent duly authorized by the Applicant to make such inquiries. The Applicant affirms that all information provided in this Application is accurate and truthful to the best of their knowledge.

Unless otherwise indicated by context, this Application shall be construed such that singular terms encompass the plural form and vice versa.

PRIVACY

We respect your rights to privacy and are committed to safeguarding your privacy. We adhere to the Australian Privacy Principles contained in the Privacy Act 1988.

The personal information the applicant provides in this application, on other documents or collected from other sources including by being entered into forms generation software and/or on websites is necessary for the Agent to verify the Applicant's identity and suitability to process and evaluate the Application and to manage any resultant tenancy. Personal Information collected and stored about the Applicant prior to, during the tenancy and immediately following its termination or expiry (if this application is approved) or information already held on residential tenancy databases may be disclosed for the purpose for which it was collected to other parties including to the Landlords, referees, other agents and third-party operators of the residential tenancy databases. If the Applicant enters into the Residential Tenancy Agreement, and the if the Applicant fails to comply with their obligations under that agreement, this fact and other relevant Personal Information collected about the Applicant may also be disclosed to the Landlord, third party operators or the residential tenancy databases and/or other agents.

The Agent collects, stores and manages your Personal Information in accordance with its own privacy policy and/ or practices.

By signing this Application, you expressly consent to the collection and use of the Personal Information as provided for this. To authorises Us to collect, use and disclose Personal Information about you for the primary purpose of the supply or proposed supply to you or services and in accordance with our privacy policy.

APPLICANT NAME _____ SIGNATURE _____ DATE / /

APPLICANT NAME _____ SIGNATURE _____ DATE / /

IDENTIFICATION REQUIRED

2 DOCUMENT IDENTIFICATION CHECK

2 documents verifying your identity must accompany this Application. (At least one (1) form of identification must be photographic & additional proof of Income.

TICK	APPLICANT #1: IDENTIFICATION
<input type="checkbox"/>	Driver's License (Australian)
<input type="checkbox"/>	Passport
<input type="checkbox"/>	Proof of Age Card
<input type="checkbox"/>	Proof of Income (2 x Payslip /Centrelink Income statement / Tax Assessment)
<input type="checkbox"/>	Medicare Card
<input type="checkbox"/>	Birth Certificate
<input type="checkbox"/>	Previous Tenancy Agreement
<input type="checkbox"/>	Tenancy Rental Ledger
<input type="checkbox"/>	Previous Rent Receipts
<input type="checkbox"/>	Rental Bond Receipt
<input type="checkbox"/>	Council Rates or Water Account (If currently own your property)
<input type="checkbox"/>	Motor Vehicle Registration
<input type="checkbox"/>	Telephone/ Internet Account
<input type="checkbox"/>	Electricity Account
<input type="checkbox"/>	Gas Account
<input type="checkbox"/>	Pension Card
<input type="checkbox"/>	Health Care Card
<input type="checkbox"/>	Student ID
<input type="checkbox"/>	

TICK	APPLICANT #2: IDENTIFICATION
<input type="checkbox"/>	Driver's License (Australian)
<input type="checkbox"/>	Passport
<input type="checkbox"/>	Proof of Age Card
<input type="checkbox"/>	Proof of Income (2 x PaySlip /Centrelink Income statement / Tax Assessment)
<input type="checkbox"/>	Medicare Card
<input type="checkbox"/>	Birth Certificate
<input type="checkbox"/>	Previous Tenancy Agreement
<input type="checkbox"/>	Tenancy Rental Ledger
<input type="checkbox"/>	Previous Rent Receipts
<input type="checkbox"/>	Rental Bond Receipt
<input type="checkbox"/>	Council Rates or Water Account (If currently own your property)
<input type="checkbox"/>	Motor Vehicle Registration
<input type="checkbox"/>	Telephone/ Internet Account
<input type="checkbox"/>	Electricity Account
<input type="checkbox"/>	Gas Account
<input type="checkbox"/>	Pension Card
<input type="checkbox"/>	Health Care Card
<input type="checkbox"/>	Student ID
<input type="checkbox"/>	

- **If you currently own your property, please provide a copy of your latest council rates/Water rates, to verify ownership as part of your identification.**
- **If you are currently renting via a private landlord, please attach a copy of your written tenancy agreement as part of your identification.**