

# Application for Residential Premises

---

Dear Sir/Madam

We thank you for your interest in the property that we have for lease.

This sheet is to help you when applying for a residential property.

**Please read the attached documentation carefully.**

**Ensure all applicants have signed where needed.**

**Please take particular note of clauses 17 and 21.**

**1. If you have rented from another agency in the past, we require the following details:**

- ☐ Name of Agency and Property Manager
- ☐ Address of the agency
- ☐ Telephone number
- ☐ Amount per week paid
- ☐ Full address of the property
- ☐ Period of Tenancy
- ☐ Rental Payment Ledger from current agent

**2. Employee details:**

- ☐ Full name of employer and contact name (Preferable Manager/Supervisor/HR)
- ☐ Telephone number
- ☐ Length of employment and details of previous employer if less than 12 months with above details.
- ☐ Recent Payslip

**3. Personal references:**

- ☐ Personal references must not be personal friends or family members
- ☐ Telephone numbers for contact during the day.

**4. Requirements (100 Points ID required)**

The following will need to be supplied with your application form:

- ☐ Copies of ID for each applicant. Suitable ID includes Driver's License, Passport or Birth Certificate

***THE SUCCESSFUL APPLICANT(S) IS AWARE THAT THE PROPERTY IS LEASED AS VIEWED AT TIME OF INSPECTION.***

**PLEASE EMAIL COMPLETED APPLICATION TO:**

**[admin@michellehawkins.com.au](mailto:admin@michellehawkins.com.au)**

Jennifer Fraser      [jennifer@michellehawkins.com.au](mailto:jennifer@michellehawkins.com.au)      0437 435 796

# Application for Residential Premises

## EXPLANATION FOR APPLICANTS

### Only complete this APPLICATION if you are sure that you want to enter into Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant: that is who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about you.

### The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

**First**, to inform the Lessor of Your details, and your requirements for the Residential Tenancy Agreement: for example, if you wish to have Pets at the Premises.

**Second**, to inform you of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

**Third**, to inform You of the money that is required to be paid prior to taking possession of the Premises: for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent Payment (which can be 2 weeks rent in advance).

**Fourth**, to make you aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

### Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

Your action if You wish to apply for the Residential Tenancy Agreement:	1. Complete this Application 2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager
Lessor's Action if You do not succeed with Your Application:	3. If You are not successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.
Lessor's action if You succeed with Your Application:	4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement
What You will then need to do if You are the successful Applicant:	5. If You sign the Residential Tenancy Agreement, comply with all stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the lessor. In case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist. 6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.

**FOR:** Premises Address:

**FROM:** Proposed Tenants' Names:

**TO:** The Property Manager:

Agency Name: **Michelle Hawkins Real Estate Pty Ltd**  
Address: **92 Edward Street, Perth**  
Telephone: Business: **6424 8201**  
Email: [jennifer@michellehawkins.com.au](mailto:jennifer@michellehawkins.com.au)

# Application for Residential Premises

---

---

**PART A**  
**(TO BE COMPLETED BY A PROPERTY MANAGER)**

1. Premises
2. Rent \$ XXX per week
3. Option Fee (if applicable)
4. If you are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

**REQUIRED MONEY**

(a)	Security Bond of	\$
(b)	Pet bond (if applicable)	\$
(c)	First two weeks rent	\$
(d)	Less Option Fee (if paid)	\$
(e)	TOTAL	\$

# Application for Residential Premises

## PART B

### (TO BE COMPLETED BY YOU)

**NOTE:** This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

### INFORMATION FROM "YOU" (the proposed tenant or tenants)

#### TENANCY DETAILS

5. You require the tenancy for a period of  months from  to
6. At a rent of \$  per week
7. Total number of persons to occupy the Premises: Adults  Children  Ages
8. Pets      Type of Pet  Breed  Number  Ages   
              Type of Pet  Breed  Number  Ages
9. Do You intend applying for a residential tenancy bond from a State Government Department?  Yes  No  
If Yes, \$  Branch:
10. Bank Account details for refund of Option Fee (if applicable)  
Bank:  BSB:   
Account No:  Account Name:
11. Any Special Conditions requested by You:

**NOTE:** The Lessor is not obliged to accept any of the Your Special Conditions.

12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy

Email (optional):

Fax (optional):

Postal Address (required)


13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

# Application for Residential Premises

---

18. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.

- (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); **and**
- (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; **or**
  - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; **or**
  - (iii) if no Option Fee has been paid and the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
- (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

**Note: Under the Residential Tenancies Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out by this form, the pre-requisites set out above must be met in order to the lease to exist.**

19. **YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.**

## 20. DEFINITIONS

- (a) "Act" means Residential Tenancies Act 1987 including any amendments
- "Application" means this application to enter into a Residential Tenancy Agreement
- "Business Day" means any day except a Sunday or public holiday in Western Australia
- "Lessor" means the person/entity with the authority to lease the Premises
- "Option Fee" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this Application. The amount of the Option Fee is capped as follows:
- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
  - (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
  - (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1200 or more, an Option Fee of up to \$1200 is payable.
- "Premises" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.
- "Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.
- "Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising Parts A, B and C. Part C will include additional special conditions as agreed between the parties.
- "You" and "Your" means the person or persons making the Application to Lease the Premises.
- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy is the Application is successful may be disclosed for the purpose for which it was collected to other parties including the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises, information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under the Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law), other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

Signature:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

# Application for Residential Premises

---

## NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES

### Section 82C – Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set below:
3. The contact details for the database operator(s) who operates the database(s) used by the Property Manager as referred to above are as follows:

(a) **TICA** (strike out if not applicable): **Address:** PO Box 120, Concord, NSW 2137; **Telephone:** 1900 222 0346 (calls charged \$5.45 per minute including GST, higher costs for mobile or pay phone); **Facsimile:** (02) 9743 4844; **Website:** [www.tica.com.au](http://www.tica.com.au)

(b) **National Tenancy Database** (strike out if not applicable): **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003; **Telephone:** 1300563 826; **Facsimile:** (07) 3009 0619; **Email:** [info@ntd.net.au](mailto:info@ntd.net.au); **Website:** [www.ntd.net.au](http://www.ntd.net.au)

(c) Other Databases (if applicable):

<b>Name:</b>	
<b>Address:</b>	
<b>Telephone:</b>	
<b>Facsimile:</b>	
<b>Email:</b>	
<b>Website:</b>	

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

(i) Postal and fax application forms can be downloaded from [www.tica.com.au](http://www.tica.com.au). Information regarding application fees can be found on the application form.

(b) as to the National Tenancy Database:

(i) A request for rental history file can be downloaded from [www.ntd.net.au](http://www.ntd.net.au). A link to the form can be found under the tab "For Tenants".

(ii) A request for rental history may be submitted by post, fax or email.

(c) as to

(i)	

**NOTE:** This notice is required to be given regardless of whether the Property Manager intends to conduct a search of the particular applicant.

# Application for Residential Premises

## YOUR (First Person's) PARTICULARS

Your Name     
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No  State  Passport No

Other ID

Proof of Identification (licence number / bankcard etc)

Vehicle Type and Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)    
Name Telephone

b)    
Name Telephone

(i) Name of current lessor or managing agent to whom rent is paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(ii) Previous Address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(iii) Occupation  (Note: Your Employer may be contacted to verify employment)

Employer  Period of Employment

Phone No  Wages

If less than 12 months, name and address of previous employer

Explanation if no employment

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin     
NAME ADDRESS TELEPHONE

Second Next of Kin     
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars]

First Contact     
NAME ADDRESS TELEPHONE

Second Contact     
NAME ADDRESS TELEPHONE

# Application for Residential Premises

## YOUR (Second Person's) PARTICULARS

Your Name     
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No  State  Passport No

Other ID

Proof of Identification (licence number / bankcard etc)

Vehicle Type and Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)    
Name Telephone

b)    
Name Telephone

(i) Name of current lessor or managing agent to whom rent is paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(ii) Previous Address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(iii) Occupation  (Note: Your Employer may be contacted to verify employment)

Employer  Period of Employment

Phone No  Wages

If less than 12 months, name and address of previous employer

Explanation if no employment

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin     
NAME ADDRESS TELEPHONE

Second Next of Kin     
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) (Note: These people may be contacted to verify particulars)

First Contact     
NAME ADDRESS TELEPHONE

Second Contact     
NAME ADDRESS TELEPHONE

# Application for Residential Premises

## YOUR (Third Person's) PARTICULARS

Your Name     
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work  Phone No Home

Mobile  Email

Date of Birth  Place of Birth  Family Name at Birth  Australian Citizen  Yes  No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No  State  Passport No

Other ID

Proof of Identification (licence number / bankcard etc)

Vehicle Type and Registration No

Anything else to support Your Application

Smoker  Yes  No

Personal References

a)    
Name Telephone

b)    
Name Telephone

(i) Name of current lessor or managing agent to whom rent is paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(ii) Previous Address of Applicant

Name of previous lessor or managing agent to whom rent was paid

Address  Phone No

Rental Paid \$  Period Rented From  To

Reason for Leaving

(iii) Occupation  (Note: Your Employer may be contacted to verify employment)

Employer  Period of Employment

Phone No  Wages

If less than 12 months, name and address of previous employer

Explanation if no employment

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin     
NAME ADDRESS TELEPHONE

Second Next of Kin     
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars]

First Contact     
NAME ADDRESS TELEPHONE

Second Contact     
NAME ADDRESS TELEPHONE

# Application for Residential Premises

---

**By signing this document you are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.**

Your Signature (**First Person**)

Date  /  /

Your Signature (**Second Person**)

Date  /  /

Your Signature (**Third Person**)

Date  /  /

# Application for Residential Premises

<p><b>Primary Documents</b></p> <ul style="list-style-type: none"> <li>• Birth Certificate or Extract</li> <li>• Citizenship Certificate</li> <li>• International Travel Document <ul style="list-style-type: none"> <li>• a current passport</li> <li>• expired passport which has not been cancelled and was current within the preceding 2 years</li> <li>• other document of identity having the same characteristics as a passport (e.g. this may include some diplomatic documents and some documents issued to refugees)</li> </ul> </li> </ul> <p><b>Note: Do not score additional points for more than one document in this category.</b></p>	<p>70 Points</p>
<p><b>Name of person verified from one of the following</b> (but only where they contain a photograph or signature that can be matched).</p> <ul style="list-style-type: none"> <li>• A licence or permit issued under law of the Commonwealth, a State or Territory (e.g. an Australian driver's licence)</li> <li>• An identification card issued to a public employee</li> <li>• An identification card issued by the Commonwealth, State or Territory as evidence of the person's entitlement to financial benefit</li> <li>• An identification card issued to a student at a tertiary education institution</li> </ul> <p><b>Note: Additional documents can be awarded 25 points</b></p>	<p>40 Points for first document from this category.</p> <p>25 Points for additional document/s from this category.</p>
<p><b>Name and address of person verified from any of the following:</b></p> <ul style="list-style-type: none"> <li>• A current employer, or a previous employer within the last 2 years</li> <li>• A rating authority (e.g. land rates)</li> <li>• The Credit Reference Association of Australia (subject to the Privacy Act 1988)</li> <li>• Land Titles Office Records</li> </ul>	<p>35 Points</p>
<p><b>Name, address and telephone number verified:</b></p> <ul style="list-style-type: none"> <li>• By reference to the latest telephone directory published by Telstra or by advice provided by Telstra; and</li> <li>• By telephone contact with the signatory on that telephone number.</li> </ul>	<p>25 Points</p>
<p><b>Name of person verified from any other secondary identification document.</b></p> <ul style="list-style-type: none"> <li>• E.g. marriage certificate (for maiden name only), credit card, council rates, telephone account, foreign driver's licence, Medicare card etc.</li> </ul> <p><b>Note: More than one document may be counted, but points scored from a particular source may be counted only once. E.g. If MasterCard and Visa Card issued from the same financial institution, only one may be counted.</b></p>	<p>25 Points</p>
<p><b>Name and address of the person verified from any of the following:</b></p> <ul style="list-style-type: none"> <li>• The records of a public utility</li> <li>• A record held under a law other than a law relating to land titles (for which see No.3)</li> </ul>	<p>25 Points</p>
<p><b>Name and date of birth of person verified from any of the following:</b></p> <ul style="list-style-type: none"> <li>• The records of a primary, secondary or tertiary education institution attended by the</li> </ul>	<p>25 Points</p>

## Application for Residential Premises

---

signatory within the last 10 years

- The records of a professional or trade association of which the signatory is a member.