

Residential Tenancy Application

For your application to be processed you must answer all questions (including the attached pages)

Bowman Morse Real Estate

55 Jerningham Street
NORTH ADELAIDE SA 5006
Ph: (08) 8267 4500 Fax: (08) 8267 4700
Email: bowman@bowmanmorse.com.au

BOWMAN morse

What is the address of the property you would like to rent?

Lease commencement date?

Lease Term?

How many people will normally occupy the property?

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Years	Months
<input type="text"/>	<input type="text"/>

Adults	Children
<input type="text"/>	<input type="text"/>

APPLICANT 1

1. Please give us your details

Mr Mrs Miss Ms Dr Other

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

APPLICANT 2

1. Please give us your details

Mr Mrs Miss Ms Dr Other

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension/Medicare no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. Email address

What is your current address?

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



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

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

Date

Property Manager

P: 1300 664 715

F: 1300 664 185

www.directconnect.com.au

APPLICANT 1

2. How long have you lived at your current address?

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

Why did you leave this address?

4. Please provide your employment details (If currently employed for less than 12 months please complete previous employment details)

What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

5. Please provide your previous employment details (If currently employed for less than 12 months)

What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

APPLICANT 2

2. How long have you lived at your current address?

Years Months

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no. Weekly rent paid \$

How long did you live at this address?
 Years Months

Why did you leave this address?

4. Please provide your employment details (If currently employed for less than 12 months please complete previous employment details)

What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

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What is your occupation?

Employer's name (inc. accountant if self employed or institution if a student)

Employer's address

Contact name Phone no.

Length of employment Years Months Weekly income \$

6. Next of kin details (not residing with you)

Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
<input type="text"/>	<input type="text"/>
Relationship to you	
<input type="text"/>	

7. Please provide two personal references (not related to you) Please ensure each has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours.

1. Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
<input type="text"/>	<input type="text"/>
2. Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
<input type="text"/>	<input type="text"/>

6. Next of kin details (not residing with you)

Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
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1. Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
<input type="text"/>	<input type="text"/>
2. Surname	Given name/s
<input type="text"/>	
Home no.	Work/mobile
<input type="text"/>	<input type="text"/>

8. Full names and ages of all OTHER persons who will reside at the property

Names	Ages
1.	
2.	
3.	
4.	

9. Please provide details of any pets

Breed/type	Council registration number
1.	
2.	
3.	

10. Registration, make & model of all vehicles permanently kept at the property

1.
2.
3.

11. THESE PREMISES ARE SMOKE FREE INSIDE.

12. Payment details

Please indicate how you propose to pay your bond:
 Own funds Borrowed funds SA Housing Trust

Please indicate how you propose to pay your initial rent
 Own funds Borrowed funds SA Housing Trust

Property rental
 \$ Per week

First payment of rent two weeks in advance

Rental bond 4 / (6 weeks if rent more than \$250 per week)

Rental payments Calendar
 Monthly
 Due 1st of each Month

Payment Method: BPAY OR Bank Cheque or Money Order

SHOULD THIS APPLICATION BE SUCCESSFUL, THEN ALL RENTAL PAYMENTS MUST BE MADE THROUGH THE DEFT SYSTEM/BPAY

DECLARATION

The applicant acknowledges:

1. That the landlords insurance will not cover the tenant's contents and it is advised that the tenant should obtain contents and public liability insurance.
2. That the terms and conditions were available at the time of applying as these form part of the tenancy agreement and the tenant agrees with these terms and conditions.
3. That upon being advised of approval of this application by the agent a legal tenancy agreement is created and if the tenant(s) choose not to proceed, the agent will begin procedures to relet the property and MAY choose to recover costs incurred from the reletting as set down by the Residential Tenancies Act 1995.
4. **That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property as per SA Water calculations. Costs to be calculated on a daily basis.**
5. **Please Note: Our tenancy agreements contain a special clause stating: NO SMOKING INSIDE THE PREMISES**

I hereby offer to rent the property from the owner 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 acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal information from:

- (a) The owner or the Agent of my current or previous residence;
- (b) My personal referees and employer/s;
- (c) Any record listing or database of defaults by tenants;

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

I am aware that the Agent will use and disclose my personal information in order to:

- (a) communicate with the owner and select a tenant
- (b) prepare lease/tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) complete a credit check with NTD (National Tenancies Database)

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises. I am aware that I may access personal information on the contact details above.

I/We have inspected the property and wish to rent same in its current condition.

PHOTO ID MUST BE ATTACHED WHEN LODGING THIS APPLICATION

If there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement, the terms of the Residential Tenancy Agreement prevail.

Privacy Act 1988- The personal information the Applicant provides in this Application or collected from other sources is necessary for the Agent to verify the Applicant's identity to process and evaluate the Application and to manage the tenancy. Personal information collected about this Applicant in this Application and during the course of the tenancy (if this Application is approved) may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases. Information already held on Residential Tenancy Databases may also be disclosed to the Agent and/or landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that Agreement, this fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the Landlord or, third party operators of residential tenancy databases and or other agents.

Applicant Acknowledges the Agent's disclosure of the use of Residential Tenancy Database

TICA – PO Box 120 Concord NSW 2137 or Telephone 190 222 0346, or www.tica.com.au

NTD- GPO Box 13294 George St, Brisbane Qld 4003, Telephone 1300 563 826, or www.ntd.net.au

Name of applicant 1 _____ Date...../...../..... Name of applicant 2 _____ Date...../...../.....

Signature of applicant 1 _____ Date...../...../..... Signature of applicant 2 _____ Date...../...../.....

Property Manager name: Bowman Morse Real Estate