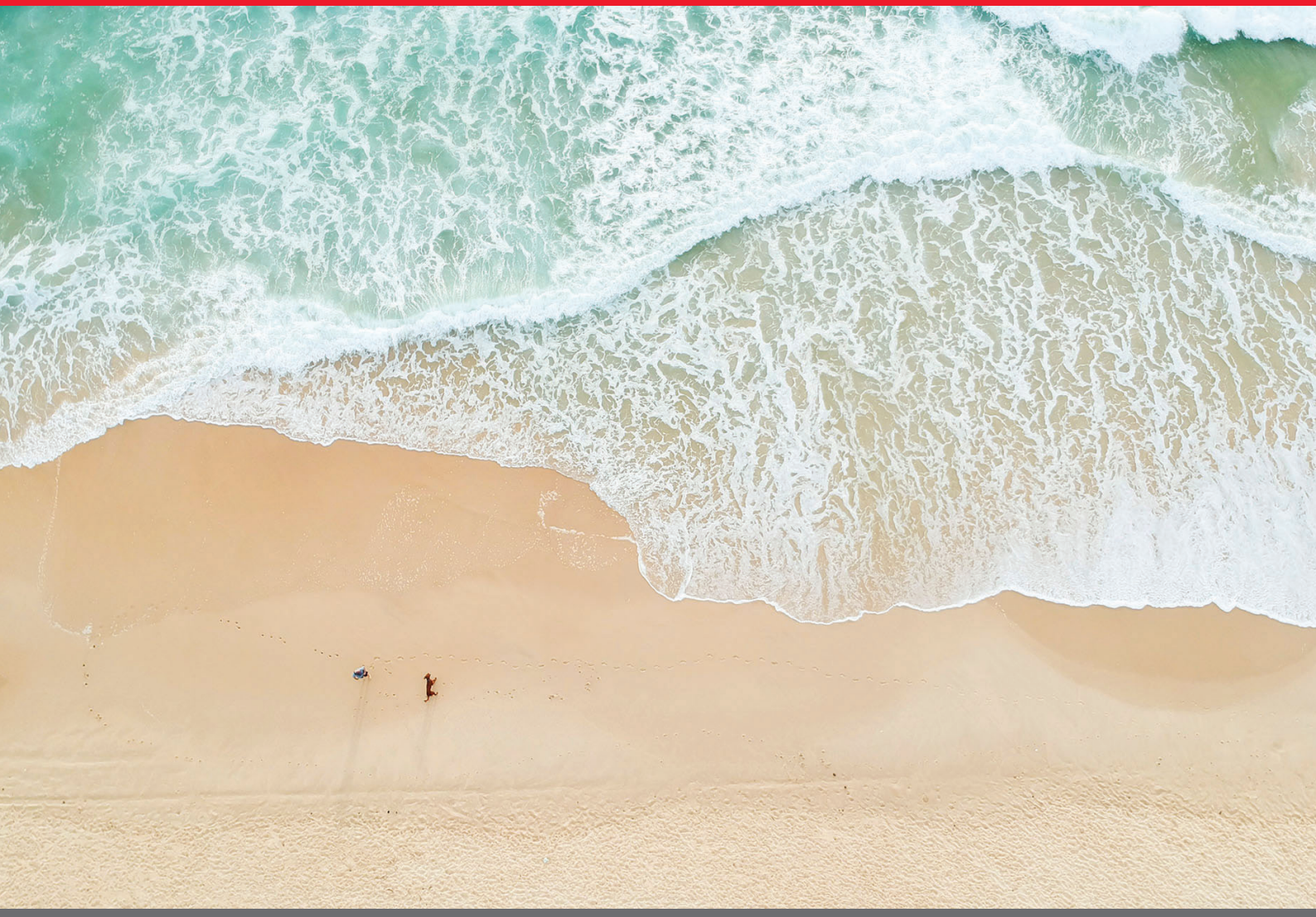
A.M RUTTY

COASTAL ESTATE AGENTS • NORTH BEACH • AUSTINMER

Residential Tenancy Application Form



AM RUTTY COASTAL

NORTH WOLLONGONG OFFICE
Address: 2/16 Cliff Rd North Wollongong
Tel: 02 4229 6311
Email: rentals@amrutty.com.au
Web: www.amrutty.com.au

AUSTINMER OFFICE
Address: 130 Lawrence Hargrave Drive Austinmer
Tel: 02 4268 1399
Email: leasing.austinmer@amrutty.com.au
Web: www.amrutty.com.au

Applicant Name:

Property Address:

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Required Supporting Documents

All applications for tenancy must be accompanied by ALL essential documents plus 100 points of ID.
Please note: at least one form of photo identification must be provided. Please see table below.

1. Essential Documents

☐ Proof of Income (all less than 1 month old)
Eg: 3 Recent Pay Slips, Bank Statement, Centrelink Statement

2. 100 Points of ID

(40 Points each)
☐ Current Drivers License
☐ Proof of Age Card
☐ Current Passport

(20 Points each)
☐ Latest Telephone Account
☐ Latest Electricity or Gas Account
☐ Current Vehicle Registration

(10 Points each)
☐ Medicare Card
☐ Citizenship Certificate or Travel Visa
☐ Birth Certificate
☐ Previous Tenancy Ledger

Important Notice to Applicants

- Applications that are incomplete will not be processed.
- 100 points of ID are required in order for us to process your application.
- Applications take up to 3—5 working days to be processed.
- Every applicant over the age of 18 intending on residing at the property must complete a Residential Application Form in full and inspect the property.
- If you are unable to inspect the property yourself, you may arrange for someone to view it on your behalf; if this is the case please make a note of this on your application.

Our application forms are available online at www.amrutty.com.au or our office. Unsigned or incomplete applications will NOT be processed. Should you have any queries regarding this application form please contact our **North Wollongong office on 4229 6311 or our Austinmer office on 4268 1399** and reception will be able to assist you.

Our office hours are Monday to Friday 9:00am—5:00pm and Saturday 9:00am—3:00pm.

Selection Criteria

The successful applicant will have provided all necessary details on their application form, including sound references. We operate strictly within the anti-discrimination legislation:- all applications are assessed strictly on their completeness, merit and quality of references.

Property Details

Rental Property Address:

Rent per Week: $ Lease Commencement Date: / /

Length of Tenancy: Have you inspected the property? ☐ Yes ☐ No

Total no. of Occupants: No. of Children Ages of Children

Personal Details

Applicant's Full Name:

Current Address:

Phone Numbers: (H) (W) Mobile Phone:

Email Address: Date of Birth:

Driver's Licence #: Car Registration #:

Passport #: Passport Expiry:

Are you a smoker: ☐ Yes ☐ No

PLEASE NOTE: By including your email address you consent to service of any documents, including this application and any documents required to be served under or because of this application, by way of email, including but not limited to any tenancy agreement arising under this application.

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Residential Details

Current rent paid: $ Length of Tenancy: Years Months

Current Agent/Landlord: Agent Phone No.

Why are you leaving?

Previous rent paid: $ Length of Tenancy: Years Months

Previous Address:

Previous Agent/Landlord: Agent Phone No.

Reason for leaving:

Employment Details (if self employed, please state your accountant)

Current Employer: Position:

Length of Employment: Contact Name: Phone:

Previous Employer: Position:

Length of Employment: Contact Name: Phone:

Reason for leaving:

University Details

Name of course: Length of course:

Institute: Advisor Name:

Advisor Contact No.

Emergency Contact Details (must be completed)

1. Full Name: Address:

Phone: Relationship:

2. Full Name: Address:

Phone: Relationship:

References (must be completed)

1. Referee Name: Relationship: ☐ Personal ☐ Work

Occupation: Phone:

2. Referee Name: Relationship: ☐ Personal ☐ Work

Occupation: Phone:

Utilities Connection

myconnect®
a really smart move

MyConnect will contact you to connect your utilities for FREE



☐ **Yes, Please Contact Me**
☐ Interpreter required
☐ OR Tick here to opt out

Unless I have opted out of this section, I/we:
Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 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. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.

agl origin EnergyAustralia momentum energy OPTUS dodo iPrimus TPG foxtel Europcar CHU

Get in touch: 1300 854 478 enquiry@myconnect.com.au myconnect.com.au

Holding Fee

If a Holding Deposit is to be taken, it is hereby acknowledged:

1. That the applicant will pay a holding deposit of **$** equivalent to one week's rent to reserve the premises in favour of the Applicant for the period of one week only.

2. The tenant can not be asked to pay a holding deposit unless the tenant's application has been approved by the landlord and the holding deposit does not exceed (1) One weeks rent.

3. If the applicant has paid a holding deposit, the landlord can not enter into a Residential Tenancy Agreement for the residential premises with another person within (7) Seven days of the payment of the holding deposit (or within such further period as may be agreed with the tenant) unless the tenant notifies the landlord's Agent that the tenant no longer wishes to enter in the Residential Tenancy Agreement.

4. I acknowledge that the holding deposit will be retained by the landlord only if the tenant enters into the Residential Tenancy Agreement or if the Applicant decides not to proceed they in turn forfeit the whole amount of the Holding Deposit.

5. A holding deposit can not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of misrepresentation or failure to disclose a material fact by the landlord or landlord's agent.

6. If a residential tenancy agreement is entered into after the payment of the holding deposit, the deposit must be paid towards rent.

7. That the Holding Deposit will be banked into a Trust Account and any refund given will be way of direct Transfer into the Applicant's nominated Bank Account.

A.M Rutty Coastal Estate Agents, acting for the Landlord of the premises, acknowledge receipt of the above Application:

1. To hold the premises for the period of one week and in accordance with the conditions above stated.

2. If the applicant has been approved, to prepare a Residential Tenancy Agreement for the premises.

Declaration/Privacy

1. I, the Applicant hereby apply for approval by the owner of the Premises referred to in this form to become the tenant of those premises on the terms and conditions contained in this form and in the Residential Tenancy Agreement to be drawn up by the owners Real Estate Agent.

2. I have inspected the premises & applying for it in its current condition & cleanliness.

3. The availability of telephone lines; internet services; analogue, digital or cable television (and the adequacy of such services); are the sole responsibility of the tenant(s) and tenants should make their own enquiries as to the availability and adequacy of such services before accepting the tenancy of the property. The landlord does not warrant that any telephone plugs, antenna sockets or other such service points located in the property are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries.

4. I have inspected the above premises and wish to apply for tenancy of the premises for a period of **months**, at a rental of **$** **per week**.

5. I acknowledge that this is an application to rent this property and that my application is subject to the landlord's approval.

6. I consent to the information provided in this application being verified and a reference check on the TICA Default Tenancy Control Database Pty Ltd being undertaken.

7. I, the applicant, solemnly and sincerely declare that I am not bankrupt or an undischarged bankrupt, and that the information provided by me is true and correct.

8. I undertake to pay a Rental Bond of (4) four weeks rent to either Online Rental Bond Service or by direct deposit to the agents Trust Account and (2) weeks rent in advance by direct deposit to the agents Trust Account upon signing the Residential Tenancy Agreement. A tenant is not required to pay more than (2) two weeks rent in advance unless the applicants offer to do so.

9. I agree I have received all (4) Four pages of the application form and agree to all the terms and conditions.

NOTE: CASH AND/OR PERSONAL CHEQUES WILL NOT BE ACCEPTED.

PRIVACY POLICY:
The agent is committed to the principles of the Privacy Act 1998 (Cth). All steps are taken to ensure all personal information collected is protected from unauthorised use.

If you dispute part or all of the amount specified in this statement, and if you have been unable to resolve the dispute, you may apply to the Fair Trading Tribunal for a determination of the matter. By law legal action to recover the amount specified in this statement cannot be commenced until 28 days after it has been served on you.

X		
Applicant Signature	**Print Name**	**Date**

Residential Pet Application (if applicable)

We request the landlord's permission to keep a pet (detailed below) on the premises.

Pet's Name:		Type:	
Colour:		Size:	
Age:		Weight:	

Pet References:
The agency has permission to call any/all of these listed to verify the information given by the tenant.

Vet Name:		Phone Number:	
Landlord/Agent:		Phone Number:	

Pet emergency care taker:

Caretaker Full name:		Phone Number:	
Caretaker Address:			

I/We agree to comply with the following strict conditions:

- To keep the yard clean and free from animal droppings.
- We will arrange for flea fumigation of the property prior to vacating the premises & carpet steam cleaning.
- We will not allow the animal inside the residence.
- We will repair any damage to the premises caused by the animal.
- Other than any pet listed above and approved by the owner, we will not keep any other animals of any kind on the rental premises, (even a short term or temporary basis), including dogs, cats, birds, fish, reptiles or any other animals.
- We agree that this agreement is only for specific pets described above and we will not harbour, substitute or "pet sit" any other pet, and we will remove any of the pets offspring within 60 days of birth (should this occur).
- We agree not to leave food or water for the pet outside the premises where it may attract other animals and or insects (pests).
- We agree to abide by all local, city or state laws, licensing & health requirements regarding pets, including vaccinations.
- The pet shall not cause any sort of nuisance or disturbance to neighbours. Noise day or night, must not disturb others. We agree to do whatever necessary to keep our pet from making noise that would annoy others, and we will take steps to immediately rectify complaints made by neighbours or other tenants.
- We agree that should the above work not be carried out, the agent will do so at our expense.

We understand that failure to comply with these terms shall give the owner the right to revoke permission to keep the pet, and is also grounds for further action.

X		
Applicant Signature	**Print Name**	**Date**