

Residential Tenancy Application

Each prospective tenant should complete a Residential Tenancy Application form.

MASTER ADVOCATES®



REAL ESTATE SERVICES

"Experience A Better Way"®

Date of Application Processed

info@masteradvocates.com.au
www.masteradvocates.com.au

Rental property details (to be completed by landlord/agent)

Address:	
Postcode:	

Property rental amount (\$):	
Per week:	
Per calendar month:	

Property bond amount (\$):	
Tenancy start date:	/ /

Tenancy term	
Fixed:	Specify term (months):

Applicant details (to be completed by applicant)

Full name:	
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Current address	
Postcode:	

Home telephone number:	
Work telephone number:	
Mobile telephone number:	
Email address:	

Date of birth (for rental check use):	/ /
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How long at this address:	
Years:	Months:

Name of current landlord/agent:	
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Telephone number of landlord/agent:	
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Reason for leaving current address:	
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Previous address	
Postcode:	

How long at this address:	
Years:	Months:

Name of previous landlord/agent:	
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Telephone number of landlord/agent:	
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Reason for leaving previous address:	
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Employment details

Occupation:		
Full time:	Part time:	Casual:

Salary income per week (\$):	
Other net income per week (e.g. investments) (\$):	

Name of current employer	
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How long employed there

Years:		Months:	
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Position held:	
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Address of current employer:	
Postcode:	

Name of contact person:	
Telephone number:	

Name of previous employer	
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How long employed there

Years:		Months:	
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Address of previous employer:	
Postcode:	

Name of contact person:	
Telephone number:	

References

(If you have written references attach copies to this form)

1. Name:	
Relationship to applicant:	
Home telephone number:	
Work telephone number:	

2. Name:	
Relationship to applicant:	
Home telephone number:	
Work telephone number:	

Pets

No:		Yes:	
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If yes, number and type of pets:

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Registration No.	
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Declaration

I declare that the information given on this form is true and correct to the best of my knowledge.

Applicant's signature:

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Date:	/ /
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Office Use Only

Name of property manager:	
Telephone number:	
Fax number:	
Name of estate agency (if applicable):	

****PLEASE NOTE****

- Security deposits equal to one calendar month rental or greater if applicable are to be paid separately by bank cheque or money order made out to the **RTBA** (Residential Tenancies Bond Authority) within 24 hours after approval of application. No personal cheques accepted.
- Initial rental payment of one calendar month in advance must be made by electronic funds transfer, bank cheque or money order to the landlord's real estate agent's banking Trust Account **on or before of the start of tenancy commencement date as requested and instructed by the landlord's real estate agent.**
- Keys will not be handed over until the lease agreement has been signed by all the applicants and rental money and security deposit bond is paid in full as required.
- This application is accepted subject to the availability of the property on the due date and no action shall be taken by the applicant against the landlord and the agent should any circumstances arise whereby the property is not available for occupation on the due date.
- The applicant has declared that the information provided is true & correct and agree that the agent is permitted to make enquiries to provide information to the landlord for the purposes of assessing you eligibility to rent the property.

Additional agent notes

Please provide us with the following documentation relating to employment

- Three recent payslips from your employer or a letter from employer of confirmation and terms of employment contract
- If self-employed a certified statement from Accountant confirming financial status and income and certified statement from Solicitor confirming company or business structure and your position/title in company with authority and company guarantee of rental payment and terms and conditions of the residential tenancy lease agreement for the property you have made the application to lease.

Please provide us with 100 points of identification with your application

- | | |
|---|---------|
| • Driver's licence | 50 |
| • Passport | 50 |
| • Proof of age card | 50 |
| • Student ID card | 50 |
| • Copy of mobile phone account | 20 |
| • Copy of bank account statement | 20 |
| • Copy of Medicare card | 20 |
| • Concession / pension card | 10 |
| • Copy of gas / water / electricity account | 30 each |

Utility connections - A FREE of charge service to help connect you

www.realestate.com.au/connect/agent/BRQGFY

Step 1

Choose service

- Electricity**
- Gas**
- Phone**
- Internet**
- Pay TV**

Step 2

Choose provider

- Origin** **AGL**
- Telstra**
- Telstra**
- Foxtel**

Step 3

Requested connection date

NO FIXED TERMS

on electricity & gas plans so you are not locked in.*

** Note, you may be charged fees such as a disconnection fee when exiting your contract. You may also be charged fees by your current energy provider when exiting your existing plan.*

Step 4: Simply review the terms below and sign the consent section

How Connection services from realestate.com.au works

1. Select the utilities and enter requested connection dates
2. Sign your consent on the next page
3. Your Agent will submit your request to us
4. We will lodge your connection requests with the utility companies
5. For phone and internet requests, we will call you to walk through the options
6. We will send confirmation to you and your Agent

Terms and conditions

This is an OPTIONAL connection service to assist you to obtain energy, water and/or telecommunications services for your new residence. One of realestate.com.au's service providers Fast Connect Pty Ltd (telephone: 1300 661 464) (the "Service Provider") is the marketer of energy and telecommunications services provided by various retailers, and will assist realestate.com.au to provide this connection service to you. The Service Provider also assists in water bill change notifications to relevant water retailers.

If you have ticked one of the boxes above, you consent to realestate.com.au and its Service Provider using your personal information provided by you in this form in accordance with the Privacy Collection Statement below including using those details to contact you by phone, SMS and email in relation to the selected product(s). You acknowledge that realestate.com.au and its Service Provider may receive commissions or fees from your selected retailer(s), that commissions or fees may be paid between realestate.com.au and its Service Provider, and that your real estate agent may receive commissions or fees from realestate.com.au or its Service Provider, in each case for arranging provision of the requested services.

You may prefer to obtain services under different terms and conditions, or from different retailers, to those set out above. However, the above products are the only ones that are available as part of this connection service. You acknowledge that if you select one of the services above and the relevant retailer agrees to provide that service to you, then you will enter into a contract with that retailer for the provision of that service. Retailers retain discretion in relation to accepting your request for products or services - acceptance may be affected by factors such as a retailer's credit criteria or ability to supply to your selected address.

Energy (Electricity and Gas)

If you have selected an energy product above, you are entitled to be provided with certain information before you enter into a contract for the provision of that electricity or gas. That information is set out in, or accompanies, this form. A summary of some key useful information concerning these contracts is set out below:

Retailer contact details
Origin Energy Ltd.
 Level 7, 321 Exhibition St, Melbourne VIC 3000
 T: 132 463 F: 1800 132 463 E: enquiry@originenergy.com.au
 This market retail contract is: **Origin Supply**
 Electricity and/or Dual Fuel Plan.

AGL Energy Limited
 L22, 120 Spencer St, Melbourne VIC 3000
 P: 131 245 F: (03) 8633 6002 E: enquiries@agl.com.au
 This market retail contract is: **AGL Freedom**
 Electricity and/or Dual Fuel Plan.

If Origin is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with Origin instead of a market retail contract.

If AGL is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with AGL instead of a market retail contract.

Tariffs and charges	We will email you a link with the prices and charges for your selected product upon receipt of your request for that product and also provide you with an opportunity to opt-out at this time.
Contract term	The contract commences when you satisfy any pre-conditions that may be specified in it. The contract may be terminated by you giving notice of termination or by agreement between you and the retailer. The contract will also end if energy is bought for the premises under a different contract or, in some cases, if the premises are disconnected. In addition, the retailer might be entitled to terminate the contract where you are in breach of it or if you vacate the relevant premises.
Billing and payment arrangements	Bills will be issued at least once every 3 months. You may generally pay your bills in person, by telephone, by mail, by direct debit or by electronic funds transfer. In certain circumstances, you may also be able to pay your bills by using Centrepay.
Concessions or rebates	If you hold a current government concession card you may be entitled to receive a rebate on your bill. Further information about the concessions and rebates that may be available to you can be obtained from the retailer.
Service levels	The service will comply with all laws and regulatory requirements applicable in the state or territory in which the supply address is located.
Cooling off period	If a cooling off period applies to your contract (which will typically be the case only where it is a market retail contract), then you may cancel the contract within 10 business days of receiving the retailer's welcome pack by informing the retailer by telephone or in writing of your intention to cancel the contract.
Electronic transactions	If any requirement in connection with the service is to be met electronically, it will be met in accordance with the contract. You will be recognised as having received the information and be bound by the transaction in accordance with applicable laws, regulatory requirements and the contract.
Complaints	You may complain to the retailer about the Service Provider. Contact the retailer if you wish to do this. If your complaint is not satisfactorily resolved by the retailer, then you may complain to the energy ombudsman.

eBilling and Welcome Pack

Unless you request otherwise, your electricity and/or gas bills will be sent to the email address provided by you in this form.

No, please post these items to me in hard copy to my new address
(please tick)

Explicit Informed Consent

By signing below, I/we understand and agree:

- that I/we have read and accept the prices and charges applicable to the selected energy product;
- that, subject to the terms of the selected contract and any applicable legislation, the selected retailer may vary the energy rates which are used to calculate the applicable usage charges from time to time, and can vary the tariff structure, charges, billing frequency, and the terms of the contract at any time by writing to me/us; and
- to become a customer of the selected retailer in accordance with the terms and conditions of the selected contract, including by transferring to that retailer, if the retailer agrees to provide me/us with my/our chosen product on those terms and conditions.

Tenant/Purchaser Signed	Co-Tenant/Co-Purchaser (if any) Signed	Date
X	X	DD/MM/YYYY

Please note, if you select ANY of the products displayed above, you must acknowledge your consent to the above information, our Privacy Collection Statement and you being contacted by our Service Provider in relation to the selected products, by providing your signature.

Privacy Collection Statement

realestate.com.au collects and uses the information in this form to provide the connection service and will disclose this information to its Service Provider and to your chosen energy, telecommunication & water retailer(s). realestate.com.au may also use the information to promote its other services, and services of trusted third parties. realestate.com.au's Privacy Policy at www.realestate.com.au/privacy further explains how realestate.com.au collects, uses and discloses personal information and how to access, correct or complain about the handling of personal information. You agree that the personal information you provide to us (or authorise to be provided to us) is your information, or information which you have been authorised to provide us. Where you are authorised to provide another individual's information to us, you must inform that individual that their personal information will be used and disclosed by us in accordance with our Privacy Policy www.realestate.com.au/privacy and these terms and conditions.