



Shop 6, 874 Beachmere Road Beachmere Q 4510

Phone: (07) 54962735 Fax: (07) 5496 8021

applications@beachmererealestate.com.au

APPLICATION FOR RESIDENTIAL TENANCY –

PLEASE ENSURE YOU READ THIS ENTIRE FORM.

OUR OFFICE **DOES NOT PROVIDE A PHOTOCOPYING SERVICE** – PLEASE ENSURE YOU ATTACH CLEAR READABLE COPIES OF ALL IDENTIFICATION & PROOF OF INCOME AS DETAILED BELOW TO THIS APPLICATION WHEN SUBMITTING IT – AS WE WILL NEED TO SIGHT THE ORIGINALS TO ENSURE COPIES ARE CORRECT, PLEASE ALSO BRING THESE WITH YOU.

Applications cannot be processed unless **ALL** information is supplied and the last page is signed by all parties. Incomplete applications will not be processed nor considered

THE PROPERTY WILL NOT BE HELD FOR YOU UNTIL THE APPLICATION HAS BEEN APPROVED AND A MINIMUM OF 2 WEEKS RENT HAS BEEN PAID TO OUR OFFICE IN CLEARED FUNDS AND THE TENANCY DOCUMENTATION HAS BEEN SIGNED BY ALL PARTIES
**BEACHMERE REAL ESTATE DOES NOT ACCEPT
CASH RENTAL PAYMENTS NOR BOND TRANSFERS**

PLEASE RETURN FORM WITH **100 POINTS OF ID FOR EACH APPLICANT & CURRENT PROOF OF INCOME. APPLICANTS MUST INCLUDE PHOTO ID**

100 POINT IDENTIFICATION CHECK

50 points Drivers License or 18+ card	20 points Medicare Card
40 points Passport	10 points Proof of Current address (bill, rates notice, tenancy info)
30 points Birth Certificate	10 points Written Reference (personal, rental, employment)
20 points Last 4 Rent Receipts	10 points Other Identification, e.g. Bank or Pension Card

Proof of Income (example: Pay Slips from the last month or more, Employee Letter on Company Letterhead, or a Centrelink Income Statement dated within past fortnight. Bank Statements showing deposits cannot be accepted)

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

ADDRESS: _____

RENT TO BE PAID: \$ _____ PER WEEK BOND: \$ _____

DATE YOU WOULD LIKE TO MOVE IN: ____/____/____

APPLICANT DETAILS

NAME:		DOB: / /	
ARE YOU KNOWN BY ANOTHER NAME? If so what name?			
CONTACT NUMBER: (H)		(W)	(M)
EMAIL ADDRESS:			
NUMBER OF DEPENDANTS TO RESIDE IN THE PROPERTY:		TOTAL OCCUPANTS:	
NAME AND AGE OF DEPENDANTS:			
CAR REGISTRATION:		DRIVERS LICENCE NO:	
PASSPORT NO:		18+ CARD NUMBER NO:	
NO. OF CARS TO BE KEPT AT THE PROPERTY:			
ARE ALL CARS REGISTERED: <input type="checkbox"/> YES <input type="checkbox"/> NO			
WILL A <input type="checkbox"/> BOAT <input type="checkbox"/> TRAILER <input type="checkbox"/> VAN <input type="checkbox"/> MOTORBIKE BE KEPT AT THE PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO			
PETS <input type="checkbox"/> YES <input type="checkbox"/> NO			
NO. OF PETS: _____			
BREED & AGE: _____			
ARE THE PETS REGISTERED WITH THE COUNCIL: <input type="checkbox"/> YES <input type="checkbox"/> NO			
ARE YOU A SMOKER: <input type="checkbox"/> YES <input type="checkbox"/> NO			
IF SO, WILL YOU SMOKE OUTSIDE THE HOME: <input type="checkbox"/> YES <input type="checkbox"/> NO			
WILL YOU LOOK AFTER BOTH THE GARDENS AND THE GROUNDS OF THE PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO			
DO YOU HAVE CONTENTS INSURANCE: <input type="checkbox"/> YES <input type="checkbox"/> NO			
IF THE PROPERTY HAS A POOL- HAVE YOU CARED FOR A POOL PREVIOUSLY: <input type="checkbox"/> YES <input type="checkbox"/> NO			

EMPLOYMENT DETAILS

OCCUPATION:		PERIOD OF EMPLOYMENT:	
EMPLOYER NAME:		CONTACT NAME:	
PHONE:		FAX:	
NET INCOME PER WEEK:			
<input type="checkbox"/> FULL TIME <input type="checkbox"/> PART TIME <input type="checkbox"/> CASUAL			
<input type="checkbox"/> PENSIONER		ALLOWANCE: \$	
<input type="checkbox"/> UNEMPLOYMENT BENEFIT		ALLOWANCE: \$	
<input type="checkbox"/> OTHER TYPE OF INCOME		OTHER INCOME: \$	
<input type="checkbox"/> SELF EMPLOYED (NAME OF BUSINESS)			
ADDRESS			
HOW LONG ESTABLISHED		ABN NO:	
ACCOUNTANT NAME			

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

CURRENT ACCOMMODATION DETAILS

ADDRESS: _____	
IS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
HOW LONG HAVE YOU BEEN RESIDING IN THE PROPERTY:	
REASON FOR LEAVING:	
DO YOU EXPECT THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 1

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?:	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 2

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?:	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 3

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?:	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PERSONAL REFERENCES

NAME:	PHONE:
RELATIONSHIP:	
NAME:	PHONE:
RELATIONSHIP:	

NEXT OF KIN/ EMERGENCY CONTACT:

RELATIONSHIP:	PHONE:
ADDRESS:	

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

DO YOU NEED TO APPLY FOR A BOND LOAN IF THIS APPLICATION IS APPROVED? YES NO

If yes, have you checked with the bond loan department to ensure you are eligible?

details: _____

HAVE YOU EVER BEEN EVICTED FROM A LANDLORD/ AGENT? YES NO

If yes, provide

details: _____

HAVE YOU EVER BEEN REFUSED A PROPERTY BY A LANDLORD/ AGENT? YES NO

If yes, provide

details: _____

HAVE YOU HAD MONEY DEDUCTED FROM A RENTAL BOND? YES NO

If yes, provide

details: _____

HAVE YOU BEEN IN A DISPUTE WITH A LANDLORD/ AGENT? YES NO

If yes, provide

details: _____

HAVE YOU BEEN TO TRIBUNAL IN RELATION TO A PREVIOUS TENANCY? YES NO

If yes, provide

details: _____

ARE YOU IN DEBT WITH ANY OTHER LANDLORD/ AGENT? YES NO

If yes, provide

details: _____

ARE YOU AN UNDISCHARGED BANKRUPT? YES NO

If yes, provide

details: _____

DO YOU THINK YOU MAY BE LISTED ON TICA? YES NO

If yes, provide

details: _____

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

ADDRESS: _____

RENT TO BE PAID: \$ _____ PER WEEK BOND: \$ _____

DATE YOU WOULD LIKE TO MOVE IN: ____/____/____

APPLICANT DETAILS

NAME: _____		DOB: ____/____/____	
ARE YOU KNOWN BY ANOTHER NAME? If so what name? _____			
CONTACT NUMBER: (H) _____		(W) _____	(M) _____
EMAIL ADDRESS: _____			
NUMBER OF DEPENDANTS TO RESIDE IN THE PROPERTY: _____		TOTAL OCCUPANTS: _____	
NAME AND AGE OF DEPENDANTS: _____			
CAR REGISTRATION: _____		DRIVERS LICENCE NO: _____	
PASSPORT NO: _____		18+ CARD NUMBER NO: _____	
NO. OF CARS TO BE KEPT AT THE PROPERTY: _____			
ARE ALL CARS REGISTERED: <input type="checkbox"/> YES <input type="checkbox"/> NO			
WILL A <input type="checkbox"/> BOAT <input type="checkbox"/> TRAILER <input type="checkbox"/> VAN <input type="checkbox"/> MOTORBIKE BE KEPT AT THE PROPERTY <input type="checkbox"/> YES <input type="checkbox"/> NO			
PETS <input type="checkbox"/> YES <input type="checkbox"/> NO			
NO. OF PETS: _____			
BREED & AGE: _____			
ARE THE PETS REGISTERED WITH THE COUNCIL: <input type="checkbox"/> YES <input type="checkbox"/> NO			
ARE YOU A SMOKER: <input type="checkbox"/> YES <input type="checkbox"/> NO			
IF SO, WILL YOU SMOKE OUTSIDE THE HOME: <input type="checkbox"/> YES <input type="checkbox"/> NO			
WILL YOU LOOK AFTER BOTH THE GARDENS AND THE GROUNDS OF THE PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO			
DO YOU HAVE CONTENTS INSURANCE: <input type="checkbox"/> YES <input type="checkbox"/> NO			
IF THE PROPERTY HAS A POOL- HAVE YOU CARED FOR A POOL PREVIOUSLY: <input type="checkbox"/> YES <input type="checkbox"/> NO			

EMPLOYMENT DETAILS

OCCUPATION: _____		PERIOD OF EMPLOYMENT: _____	
EMPLOYER NAME: _____		CONTACT NAME: _____	
PHONE: _____		FAX: _____	
NET INCOME PER WEEK: _____			
<input type="checkbox"/> FULL TIME <input type="checkbox"/> PART TIME <input type="checkbox"/> CASUAL			
<input type="checkbox"/> PENSIONER		ALLOWANCE: \$ _____	
<input type="checkbox"/> UNEMPLOYMENT BENEFIT		ALLOWANCE: \$ _____	
<input type="checkbox"/> OTHER TYPE OF INCOME		OTHER INCOME: \$ _____	
<input type="checkbox"/> SELF EMPLOYED (NAME OF BUSINESS) _____			
ADDRESS _____			
HOW LONG ESTABLISHED _____		ABN NO: _____	
ACCOUNTANT NAME _____			

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

CURRENT ACCOMMODATION DETAILS

ADDRESS: _____	
IS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
HOW LONG HAVE YOU BEEN RESIDING IN THE PROPERTY:	
REASON FOR LEAVING:	
DO YOU EXPECT THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 1

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 2

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PREVIOUS ACCOMMODATION DETAILS 3

ADDRESS: _____	
WAS THIS A RENTAL PROPERTY OR YOUR OWN HOME:	
RENTAL AMOUNT PER WEEK: \$	
AGENT/ LANDLORD:	PHONE & FAX:
WHEN DID YOU RESIDE AT THIS PROPERTY & FOR HOW LONG?	
REASON FOR LEAVING:	
WAS THE BOND REFUNDED IN FULL: <input type="checkbox"/> YES <input type="checkbox"/> NO If no, why?	

PERSONAL REFERENCES

NAME:	PHONE:
RELATIONSHIP:	
NAME:	PHONE:
RELATIONSHIP:	

NEXT OF KIN/ EMERGENCY CONTACT:

RELATIONSHIP:	PHONE:
ADDRESS:	

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

DO YOU NEED TO APPLY FOR A BOND LOAN IF THIS APPLICATION IS APPROVED? YES NO
If yes, have you checked with the bond loan department to ensure you are eligible?
details: _____

HAVE YOU EVER BEEN EVICTED FROM A LANDLORD/ AGENT? YES NO
If yes, provide
details: _____

HAVE YOU EVER BEEN REFUSED A PROPERTY BY A LANDLORD/ AGENT? YES NO
If yes, provide
details: _____

HAVE YOU HAD MONEY DEDUCTED FROM A RENTAL BOND? YES NO
If yes, provide
details: _____

HAVE YOU BEEN IN A DISPUTE WITH A LANDLORD/ AGENT? YES NO
If yes, provide
details: _____

HAVE YOU BEEN TO TRIBUNAL IN RELATION TO A PREVIOUS TENANCY? YES NO
If yes, provide
details: _____

ARE YOU IN DEBT WITH ANY OTHER LANDLORD/ AGENT? YES NO
If yes, provide
details: _____

ARE YOU AN UNDISCHARGED BANKRUPT? YES NO
If yes, provide
details: _____

DO YOU THINK YOU MAY BE LISTED ON TICA? YES NO
If yes, provide
details: _____

ALL SECTIONS OF THIS PAGE MUST BE COMPLETED FULLY

DISCLAIMER / AUTHORITY

I/We, the said applicant/s, do solemnly and sincerely declare that the information contained in this application is true and correct and that all of the information was given of my own freewill. I/We further authorise the letting agent to contact and/or conduct any enquiries and/or searches with regard to the information and references supplied in this application. I/We, the said applicant, do solemnly and sincerely declare that I am over 18 years of age and eligible to enter into this agreement. I/We, the said applicant, do solemnly and sincerely declare; -

1. I/we have inspected the above listed property and understand I/We will be renting it in an as is condition.
2. I have of my own accord decided that I wish to rent the aforementioned property commencing ____/____/____ for a period of _____ months.
3. I have been informed, understand and agree that the rental for the said property is to be \$_____ per week and that this rental is within my means to support.
4. I have been informed, understand and agree that the rental for the said property is to be paid on the due date every week or fortnight and is to be 2 weeks in advance.
5. I/ We have been informed, understand and agree that the bond of the aforesaid property will be \$_____ and I further agree and undertake to pay the full bond by bank cheque, Australia Post Money Order on/or before signing the tenancy agreement. I further authorise the letting agent to attend to all details regarding the lodgement of the said rental bond with the appropriate authority.
6. I/ We have been informed, understand and agree that the acceptance of my application is subject to a satisfactory report being obtained from information supplied on the tenancy application submitted to me.
7. I We have been informed, understand and agree that should there be a requirement to commence proceedings for recovery of rent, repairs and or damage to the aforesaid property during the term or at the expiration of the tenancy agreement all cost associated with these proceedings shall be able to be recovered from me.
8. I/ We have been informed, understand and agree that should this application not be accepted, the agent is not required or obligated to disclose why or supply any reason for the rejection of this application.
9. I/ We acknowledge and accept that if this application is rejected, the Agent is not legally obliged to give the reasons for rejection.
10. I/ We the Applicant(s) declare that I/ We are not bankrupt and that the rental is within our means.
11. I the applicant, agree that i will not be entitled to occupation of the premises until:
 - (i) Vacant possession is provided by the current occupant of the premises
 - (ii) The tenancy agreement is signed by the applicant and;
 - (iii) The payment of all monies due are paid by the applicant in cleared funds prior to occupation of the premises
12. I/We fully understand and agree that any payments required to Beachmere Rentals may only be done so by either purchasing an Australia Post Money Order or Bank Cheque; or by carrying out a direct deposit to the agents Westpac Bank. I/We further understand that there will be fees incurred by me/us for paying rent this way and are aware of what these are.
13. By signing below I/we consent to Direct Connect contacting us to discuss connection and disconnection of utilities at the property, ie electricity, gas and phone connections. I/We understand we are under no obligation to use Direct Connect for our connections, however, do agree to be contacted by the Company to discuss the options available. I/We understand further information can be supplied about Direct Connect by requesting same from agent at anytime. Written Notice about Use of Tenancy Databases

to be signed by all applicants

Written Notice about Use of Tenancy Databases

Section 458A Residential Tenancies and Rooming Accommodation Act 2008 Residential tenancy databases are often used by lessors (landlords) and property managers to check an applicant's tenancy history and improve their chances of finding a reliable tenant.

Under the Residential Tenancies and Rooming Accommodation Act 2008, lessors and property managers must provide written notice to prospective tenants about the residential tenancy databases that they use and how a prospective tenant can contact that database operator.

The database/s we use are:

Barclay MIS Protect & Collect Pty Ltd

Telephone: 1300 883 916

(Tenant Enquiries see contact details below)

P.O. BOX 553 WYNNUM QLD 4178

Tenants can request details of any history pertinent to them by sending a reply paid envelope to the above address.

TICA

Tenant Help Line: 190 222 0346 (calls to this number are charged at \$5.45/minute – higher from mobile or pay phones)
PO BOX 120, CONCORD NSW 2137P O Box 120 Concord NSW 2137
In the event you require immediate information you can contact TICA on the Tenant Help line on 190 222 0346. Calls are charged at \$5.45 per minute including GST (higher from mobile or pay phones)
In the event you require immediate information you can contact TICA on the Tenant Help line on 190 222 0346. Calls are charged at \$5.45 per minute including GST (higher from mobile or pay phones)
In the event you require immediate information you can contact TICA on the Tenant Help line on 190 222 0346. Calls are charged at \$5.45 per minute including GST (higher from mobile or pay phones)

If we discover personal information about you on a tenancy database during the application process, we will advise you in writing within 7 days of using the database.

PRIVACY ACT ACKNOWLEDGEMENT – COLLECTION NOTICE

In Accordance with the Privacy Act I/We acknowledge and authorise Beachmere Rentals to use and obtain or collect from other sources, information necessary for you to verify my/our identity, to process and evaluate this application and to manage the tenant. Personal information collected about me/us in this application and during the course of the tenancy if the application is successful may be disclosed for the purpose for which it was collected to other parties including the Lessor/s, referees, other agents, tradespeople (for maintenance purposes) and third party operators of tenancy reference database. Information already held on tenancy reference databases may also be disclosed to Beachmere Rentals and or the Lessor/s. If I/we enter into a tenancy agreement and I/we fail to comply with my/our obligation under the agreement, that fact and other relevant personal information collected about me/us during the course of the tenancy may also be disclosed to the Lessor/s, third party operators of tenancy reference databases and/or other agents.

I/we acknowledge that if I/we would like access to the personal information you hold, the I/we can do so by contacting Beachmere Rentals at Shop 17, Beachmere Village, James Road, Beachmere, 4510, Telephone 07 5496 2735 or Fax 07 5496 8021. I/we acknowledge that I/we can also correct this information if it is inaccurate, incomplete or out of date. I/we acknowledge that if the information required is not provided, Beachmere Rentals may not be able to process this application and manage the tenancy.

First Applicant Name: _____ Second Applicant Name: _____

First Applicant Signature: _____ Second Applicant Signature: _____

