

Application for Residential Tenancy

(One application to be completed per person)

PART 1: RENTAL PROPERTY DETAILS

ITEM 1: AGENT DETAILS

AGENCY NAME:

SNOW REAL ESTATE

ADDRESS: 196 MARGARET STREET

SUBURB: TOOWOOMBA

STATE: QLD

POSTCODE: 4350

PHONE:

MOBILE:

FAX:

EMAIL:

07 4632 3511

07 4639 2508

admin@snowre.com.au

ITEM 2: PROPERTY DETAILS

ADDRESS:

SUBURB:

STATE:

POSTCODE:

Rent: \$ _____ Rent period: _____ ← weekly / fortnightly / monthly Bond: \$ _____

Tenancy Term: _____ Fixed term agreement Periodic agreement

Starting on: _____ Ending on: _____

PART 2: APPLICANT DETAILS

ITEM 3: CONTACT DETAILS

FULL NAME:

DATE OF BIRTH:

Have you been known by any other name(s)? Yes No

If Yes, what other name(s) have you been known by? _____

WORK PHONE:

MOBILE:

HOME PHONE:

EMAIL:

Driver's Licence/passport number: _____ State: _____

Number of vehicles: _____ Registration number(s): _____

ITEM 4: DEPENDANTS

Do you have any dependants? Yes No

DEPENDANT FULL NAME(S):

RELATIONSHIP TO APPLICANT:

DEPENDANT DATE OF BIRTH:

ITEM 5: SMOKING

Are you or any of the dependants living with you a smoker? Yes No

ITEM 6: PETS

Do you intend to keep pets at the property? Yes No Number of pets: _____

Type of Pet/s: _____ Are your pets registered with a council? Yes No

If Yes, please state which council: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

INITIAL
 000022876971

ITEM 7: APPLICANTS ADDRESS HISTORY

CURRENT RESIDENTIAL ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PERIOD OF OCCUPANCY: _____ TYPE OF OCCUPANCY:
 Rent Owner Other: → _____

CURRENT AGENT/LESSOR (If renting): _____

AGENT/LESSOR PHONE: _____ FAX: _____ EMAIL: _____

CURRENT RENT \$ _____ Rent period: _____ ← weekly / fortnightly / monthly REASON FOR LEAVING: _____

PREVIOUS RESIDENTIAL ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PERIOD OF OCCUPANCY: _____ TYPE OF OCCUPANCY:
 Rent Owner Other: → _____

PREVIOUS AGENT/LESSOR: _____

AGENT/LESSOR PHONE: _____ FAX: _____ EMAIL: _____

PREVIOUS RENT \$ _____ Rent period: _____ ← weekly / fortnightly / monthly REASON FOR LEAVING: _____

ITEM 8: EMPLOYMENT DETAILSAre you employed? Yes No (if no, please provide details of previous employer, if any)Employment status: Full time Part time Casual Contract Self employedOCCUPATION: _____ NET INCOME (per week)
\$ _____

DATE COMMENCED EMPLOYMENT (approx.) _____ DATE TERMINATED EMPLOYMENT (if any): _____

EMPLOYER/BUSINESS NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ FAX: _____ EMAIL: _____

IF SELF EMPLOYED, ACCOUNTANT'S NAME: _____ PHONE: _____

ITEM 9: CENTRELINK PAYMENTSAre you receiving any regular Centrelink payments? Yes No

DESCRIPTION OF PAYMENT(S): _____

TOTAL INCOME (PER WEEK): \$ _____ DATE PAYMENTS COMMENCED: _____

ITEM 10: STUDENT DETAILSAre you studying full time? Yes No

NAME OF EDUCATION INSTITUTION YOU ARE CURRENTLY ATTENDING: _____ STUDENT IDENTIFICATION NUMBER: _____

Are you an overseas student? Yes No If yes, Visa expiry date: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

INITIAL
000022876971

ITEM 11: PERSONAL REFERENCES

Please do not list relatives, another applicant or partners and provide business hours contact numbers.

REFEREE 1:	_____	RELATIONSHIP:	_____
ADDRESS:	_____	PHONE/MOBILE:	_____
SUBURB:	_____	STATE:	_____
POSTCODE:	_____		_____
REFEREE 2:	_____	RELATIONSHIP:	_____
ADDRESS:	_____	PHONE/MOBILE:	_____
SUBURB:	_____	STATE:	_____
POSTCODE:	_____		_____

ITEM 12: PERSONAL REPRESENTATIVE

i.e. preferred person(s) to be contacted in the event of an emergency.

REPRESENTATIVE 1:	_____	RELATIONSHIP:	_____
ADDRESS:	_____	PHONE/MOBILE:	_____
SUBURB:	_____	STATE:	_____
POSTCODE:	_____		_____
REPRESENTATIVE 2:	_____	RELATIONSHIP:	_____
ADDRESS:	_____	PHONE/MOBILE:	_____
SUBURB:	_____	STATE:	_____
POSTCODE:	_____		_____

PART 3: SUPPORTING DOCUMENTS**ITEM 13: IDENTIFICATION**

You are required to meet a 100 point identification criterion upon submission of your application. The Agent/Lessor may photocopy any item and retain as part of your application.

Please tick the identifying documents you have provided with your application.

IMPORTANT: At least one form of Photo Identification MUST be provided.

70 Points

- Passport Full birth certificate Citizenship certificate

40 Points

- Australian Driver's Licence Student Photo ID Department of Veterans Affairs card
 Centrelink card Proof of age card State/Federal Government Photo ID

25 Points

- Medicare card Council rates notice Motor vehicle registration
 Telephone bill Electricity bill Gas bill
 Tenancy History Ledger Bank statement Credit card statement
 Last FOUR rent receipts Rent bond receipt Previous tenancy agreement

ITEM 14: PROOF OF INCOME

You are also required to supply the Agent/Lessor with proof of your income upon submission of your application.

- Employed:** Last TWO pay slips.
Self employed: Bank statements, Group Certificate, Tax Return or Accountant's letter.
Not employed: Centrelink statement.

PART 4: DECLARATION

PLEASE DECLARE THE FOLLOWING BY SELECTING EITHER TRUE or FALSE

I, the Applicant

1. Have never been evicted by an Agent/Lessor True False
2. Have no known reasons that would affect my ability to pay rent True False
3. Was refunded the rental bond for my last address in full (if applicable) True False

If false, please advise what deductions were made from your bond?

4. Have no outstanding debt to another Agent/Lessor? True False

If false, why are you in debt to your past Agent/Lessor?

PART 5: TENANCY DATABASES

The Agency may use the following tenancy databases to check the rental history of the Applicant/s:

PART 6: ACKNOWLEDGEMENT

PLEASE ACKNOWLEDGE THE FOLLOWING BY SELECTING EITHER YES or NO

I, the Applicant

1. Acknowledge that my personal contents insurance is not covered under any Lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings. Yes No
2. Understand that you as the Agent/Lessor have collected this information for the purpose of determining whether I am a suitable tenant for the property - in particular to check my identification, my ability to care for the property, my character and my creditworthiness. Yes No
 - 2.1 for such purposes, I authorise you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider reasonably necessary. Yes No
 - 2.2 in doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. Yes No
3. Acknowledge and accept that if this application is denied, the Agent is not legally obliged to provide reasons as to why. Yes No
4. Consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the Agent/Lessor to pass my details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases. Yes No
5. Acknowledge that I have received and reviewed the General Tenancy Agreement (Form 18a), the Standard Terms and any special terms before completing this application. Yes No
6. Acknowledge that I have received or have available the Information Statement (Form 17a), body corporate by-laws (if applicable) before completing this application. Yes No
7. Acknowledge that I have signed the agency's Privacy Notice and Consent. Yes No
8. Acknowledge that the Lessor and Applicant (tenant) are bound by this agreement immediately upon communication of either the lessor or agent's acceptance of the application. Yes No
9. Consent to the use of email and facsimile in accordance with the provisions set out in Chapter 2 of the *Electronic Transactions (Queensland) Act 2001 (Qld)* and the *Electronic Transactions Act 1999 (Cth)*. Yes No
10. Declare that the above information is true & correct and that I have supplied it of my own free will. Yes No

Name of Applicant: _____

Signature: _____




Date: _____

**SIGN
HERE**

INITIALS (Note: initials not required if signed with Electronic Signature)

INITIAL

000022876971

<p>Privacy Statement & Consent</p>	<p>PRIVACY STATEMENT Privacy disclosure statement of Snow Real Estate. We are an independently owned and operated business. We are bound by the National Privacy Principals. We collect personal information about you in this form to assess your application for a residential tenancy. We may need to collect information about you from previous landlords or letting agents, your current employer and your referees. We will also check whether any details of tenancy defaults by you are held on a tenancy default database. Your consent to us collecting this information is set out below. We may disclose personal information about you to the owner of the property to which this application is related. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the landlord’s insurers. We may also send personal information about you to the owners of any other properties at your request.</p> <p>You have the right to access personal information that we hold about you by contacting our privacy officer / manager. If you do not complete this form or do not sign the consent below, then your application for a residential tenancy may not be considered by the owner of the relevant property or, if considered, may be rejected.</p> <p>PRIVACY CONSENT I, the applicant, acknowledge that I have read the Privacy Notice of Snow Real Estate. I authorise Snow Real Estate to collect information about me from:</p> <ul style="list-style-type: none"> a. My previous letting agents and/or landlords b. My business, character and personal referees c. Any tenancy default database which may contain personal information about me. I also authorise Snow Real Estate to disclose details about any defaults to me under the tenancy to which this application relates to any tenancy default database to which it subscribes including Tenancy Information Centre of Australia (TICA), National Tenancy Database (NTD) and or Barclay MIS Debt Collection. <p>I authorise Snow Real Estate to disclose the personal information it collects about me to the owner of the property even if the owner is a resident outside Australia and to any third parties – valuers, contractors, salespeople, insurance companies, body corporate, other agents and tenancy default databases.</p> <p>DEBTS & INVOICES It is an acknowledgement that Snow Real Estate will be required to forward invoices to me/us from time to time during our tenancy for items including but not limited to: Water usage, expenses incurred, lease break fees, advertising etc. I/we intend to honour the payment of such invoice within the 30 day nominated time frame and are aware that the lapse of same could result in a bad credit history with the office or even subsequent eviction process being undertaken.</p> <p>CENTRELINK PRIVACY STATEMENT The Social Security (Administration) Act 1999 allows Customer Service Officers (CSOs) to request information / documents from a third party in relation to people making a claim for, or receiving, social security payments or concession cards, currently or in the past. Information notices (request for information) must be made in writing and containing the relevant details as described in the appropriate section of the Social Security (Administration) Act 1999. Third parties have the legal obligation to comply with these legal notices. For more information go to the Centrelink website – http://centrenet/corp/privconf/10402030.htm</p>
<p>Applicant Signature</p>	<p>Print Name: _____</p> <p>Signature: _____</p> <p>Date: _____</p> <div style="text-align: right;">  </div>

ATTENTION: PETER / LINDA / WENDY / ALISON / MICHELLE

DATE: ____ / ____ / ____

AGENCY: _____

TENANT/S: _____

PROPERTY: _____

RENTAL AMOUNT: \$_____ per week **RENTAL TERM:** _____

- IS/WAS THE ABOVE APPLICANT THE ACTUAL LESSEE AT THIS ADDRESS? Y N
- HOW MANY PEOPLE RESIDED IN THE PROPERTY? ____ LEASEHOLDERS / ____ APPROVED OCCUPANTS
- IS THE ABOVE APPLICANT CURRENTLY IN A FIXED TENANCY AGREEMENT? Y N
- END DATE OF CURRENT TENANCY AGREEMENT ____/____/____
- DID YOUR OFFICE TERMINATE THE TENANCY – ISSUE NOTICE TO LEAVE? Y N
- REASON/S: _____
- DURING THE TENANCY, WAS THE APPLICANT EVER IN ARREARS? Y N
- WAS THE APPLICANT SERVED WITH NOTICES TO REMEDY? Y N
- REASON/S: _____
- WERE PERIODIC INSPECTIONS: EXCELLENT GOOD FAIR POOR
- WHAT PETS WERE KEPT ON THE PREMISES? ____ DOG/S ____ CAT/S
- ANY CONCERNS WITH PETS: _____
- WAS THE TENANT CO-OPERATIVE: ALWAYS SOMETIMES NEVER
- WERE THERE ANY COMPLAINTS RECEIVED DURING THE TENANCY? Y N
- REASON/S: _____
- WERE THERE ANY DEDUCTIONS FROM THE RENTAL BOND? Y N

IF YES, REASON FOR DEDUCTION/S: _____

WOULD YOU RENT TO THIS APPLICANT AGAIN? Y N

COMMENTS: _____

COMPLETED BY: _____ POSITION: _____

Thank you for your co-operation & assistance.
Kind Regards,
SNOW REAL ESTATE

I/We the tenants named above, agree that the
above information be provided to SNOW REAL ESTATE
to allow processing of Application for Tenancy.

.....
PROPERTY MANAGER

X.....
APPLICANT

