

What You Need to Complete A Residential Tenancy Application

Before any application will be considered, each applicant must achieve a minimum of 100 check points.

- Drivers license 40 points
- Passport 40 points

One of the above only per application

- Last 4 Pay slips and letter of current employment 20 points
- Last 4 rent receipts and two written references
from previous Landlord/Landlord's Agent 20 points
- Bank Statements 10 points
- Invoices (Telephone, Gas, Electricity) with your current address 10 points each
- Student ID 10 points

A minimum of one photo identification is required upon application

Any written reference/s from your current or previous agents/landlords will assist us in processing your application

You are responsible to arrange facilities such as electricity, gas, telephone and internet

The premises applied for must have been inspected prior to completing and signing this application.

It is a condition of any applicant to acknowledge that entering into a Residential Tenancy Agreement is for domestic purpose only. Nor our landlord or JV Real Estate Pty Ltd consent to a home based business.

Applications will be considered in accordance with the Equal Opportunity Act 1995 and Residential Tenancies Act 2020

Information supplied on this form strictly confidential, JV Real Estate and landlord may verify the information you have provided. By signing this form you authorize us to contact the persons named in this application.

JV Real Estate Pty Ltd

ABN 60 536 459 282

Property Sales + Management

Suite 202, Level 2

32 Martin Place

Sydney NSW 2000

M: +61 401 317 926

Email: jun.fan@jvre.com.au

APPLICATION FOR RESIDENTIAL TENANCY

*Note: For your application to be processed you must answer all questions (including the reverse side).
Should there be more than one applicant a separate application form should be completed for each applicant.*

I/We apply for a tenancy of the premises described below upon the terms set out below:

Premises:											
PARTICULARS OF APPLICANT(S)											
<i>Personal details</i>											
Surname:			Given Names:			Date of Birth:					
Current Address:						Post Code					
Phone:		Work:		Mobile:		Email:					
Driver's License No.:			<input type="checkbox"/> Copy attached			Driver's License State:					
Car Registration:						Make/Type :					
Passport Number:				Passport Country:				Smoker:			
Number of Occupants	Single	Couple	Family	Adult		Multi-tenant		Pet(s)			
				Children (Ages)							
<i>Please provide details of any pets</i>											
Breed/Type			Inside/Outside			Council registration/number					
<i>Employment history</i> (Confirmed by the office <input type="checkbox"/>)											
Occupation:				Employers name:							
Employers address:											
Period of employment:		Years		Months		*If under 3 months, please attach previous employment details					
Person to contact:			<input type="checkbox"/> * Yes Can we contact this person to confirm your employment?								
Work Phone:			Email:								
<i>Tenancy history</i> (Confirmed by the office <input type="checkbox"/>)											
Name of current agent/Landlord:						Mobile/Phone:					
Property Manager:						email:					
Address of premises:											
Period of tenancy:		Months		Years		Rent: \$		Per week			
Reasons you are moving out											
Previous landlord/agent:						Contact:					
Address of premises:						email:					
Period of tenancy:		Months		Years		Rent: \$		Per week			
<i>Personal References</i> (Give names and phone numbers)											
1.						Telephone:					
2.						Telephone:					
FAMILY MEMBER TO BE NOTIFIED IN AN EMERGENCY (Next of Kin / Person must not reside at the property):											
Full Name:						Relationship					
Address:						Post code					
Phone:		Mobile:		Work:		Email:					

Have you ever been evicted by any landlord or agent?	<input type="checkbox"/> Yes	No <input type="checkbox"/>
Are you in debt to another landlord or agent?	<input type="checkbox"/> Yes	No <input type="checkbox"/>
Any deductions from your rental bond at your last address?	<input type="checkbox"/> Yes	No <input type="checkbox"/>

TERM OF TENANCY

Lease Length	months commencing	/ /	Rental	\$	per week
Rental is payable 2 weeks in advance.					
Unfurnished / furnished as per attached inventory. Other terms as contained in a residential tenancy agreement to be prepared.					
First payment of rent in advance	(2 weeks)	\$			
Rental bond	(4 weeks)	\$			
Deduct reservation fee if previously paid		(\$)			
Total Amount (cash or bank transfer) on signing of tenancy agreement		\$			

DECLARATION

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 Tenancies Agreement pursuant to the Residential Tenancies Act 2010.

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 acknowledge that if I pull out after approval, I will lose my whole deposit in accordance to the Residential Tenancies Act 2010.

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, 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 organizations/tradespeople to contact me
 (d) lodge/claim/transfer to/from the Residential Tenancies Bond Authority
 (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
 (f) refer to collection agents/lawyers (where applicable)
 (g) verify the information I have provided by accessing any information which is listed about me on the TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available

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.

Applicant's Name		Applicant's Signature		Date	
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This is a FREE service that connects all your utilities and other services. Direct Connect can help arrange for the connection or provision of the following utilities and other services:



- | | | | | |
|-------------|--------|-------|----------|--------------|
| Electricity | Pay TV | Gas | Cleaners | Removalist |
| Insurance | Phone | Water | Internet | Truck or van |

MAKES MOVING EASY 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:

- Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
- 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
- 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.
- Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
- 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.
- 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

RESERVATION

Reservation fees	\$	Reservation period	7	days from		to	
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PLEASE NOTE: THE HOLDING FEE CAN ONLY BE ACCEPTED AFTER THE APPLICATION FOR TENANCY IS APPROVED.

The holding fee (not exceeding 1 week's rent) keeps the premises off the market for the prospective tenant for 7 days. In consideration of the above holding fee paid by the prospective tenant, the landlord's agent acknowledges that:

- The application for tenancy has been approved by the landlord; and
- During this period, the premises will not be reserved for any other applicant, nor will a Holding Fee be received from any other applicant, pending the making of a residential tenancy agreement; and
- If the prospective tenant(s) decide not to enter into such an agreement, the landlord may retain the whole fee; and
- If a residential tenancy agreement is entered into, the holding fee is to be paid towards rent for the residential premises concerned.
- The whole of the fee will be refunded to the prospective tenant if:
 - The entering into of the residential tenancy agreement is conditional on the landlord carrying out repairs or other work and the landlord does not carry out the repairs or other work during the specified period
 - The landlord/landlord's agent have failed to disclose a material fact(s) or made misrepresentation(s) before entering into the residential tenancy agreement.

Name of landlord's agent	JV Real Estate Pty Ltd		
Business address:	Suite 202, Level 2, 32 Martin Place, Sydney NSW 2000		
Telephone:	0401 317 926		
Email:	Jun.fan@jvre.com.au		
Applicant's Signature		Date	