

Residential Tenancy Application Form
For your application to be processed you must answer all questions
(Including the reverse side)

1. Agent Details

Bobb Property Group

Address: 228 The Boulevarde, Punchbowl NSW 2196
Phone: (02) 9740 4000 / 0426 888 800
Fax: (02) 9740 4400
Email: rentals@bobbproperty.com.au

2. Property Details

Address _____		
Suburb _____	Postcode _____	
Electricity Meter No _____		
Lease Term _____	Years _____	Months _____
Date Property is to be occupied / / _____		
Number of other Applicants to Occupy the Property _____		
Adults _____	Children _____	

3. Personal Details

Title _____	First Name _____	Initial _____
Last Name _____		
Date of Birth / / _____	Age (Years / Months) _____	
Drivers Licence Number _____	State of Issue _____	
Alternate ID (eg passport) _____	No _____	
Pension Type (if applicable) _____	No _____	
Please provide contact details		
Home Ph _____	Mobile Ph _____	
Email _____		
Occupation _____	Work No _____	
Current Address _____		
Suburb _____	Postcode _____	

4. Emergency Contact

Please provide an emergency contact not residing with you

First Name _____	Surname _____
Relationship _____	Phone No _____
Address _____	
Suburb _____	Postcode _____

5. Payment Details

Property Rental \$ _____	Per Week or _____	\$ _____	Per Month _____
First Payment of rent in advance _____	\$ _____		
Rental Bond (1 Month Rent) _____	\$ _____		
Sub Total _____	\$ _____		

6. Utility Connection Services

connectnow. PH: 1300 554 323 | Fax: 1300 889 598
We get things sorted. info@connectnow.com.au
connectnow.com.au

Moving home has never been easier

Connectnow is dedicated to helping you move home more easily. We can connect your utilities including electricity, gas, phone, internet and pay TV to a broad choice of leading providers. We can also organise your disconnections and offer a range of additional services, such as cleaning and food services, removalists and vehicle hire.

What's more, you pay no extra charges as a result of using the connectnow service. We will make all reasonable efforts to contact you within 1 working day of receiving this application to explain the details of the services offered. If we are unable to contact you within this period please call 1300 554 323 to ensure your services can be addressed by the required date.

PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing privacy@connectnow.com.au. To the extent permitted by law, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

YES I accept the Terms. Please call me to connect my new home services

Signed: _____ Date: / / _____

7. Declaration

I acknowledge that this is an application to lease this property and that my application is subject to the owner's approval and the availability of the premises on the due date. I hereby offer to rent the property from the owner under a lease to be prepared by the Agent pursuant to the Residential Tenancies Act 1997.

I acknowledge that I will be required to pay rental in advance and a rental bond, and that this application is subject to approval from 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 authorise the Agent to obtain details of my credit worthiness from, the owner or Agent of my current or previous residence, my personal referees, any record, listing and National Tenancy Database (NTD) 1300 563 826 which lists defaults by tenants. If I default under a rental agreement, the Agent may disclose details of any such default to any person whom the Agent reasonably considers has an interest receiving such information including National Tenancy Database (NTD) 1300 563 826.

If a landlord or estate agent finds details of a prospective tenant on a database, they must advise the tenant in writing, within seven days, of:

- the name of the database and the person who listed the information
- the tenant's information held in the database
- how the tenant can check, change or remove the listing (ie, by contacting the person who listed them or the database operator).

Signed: _____ Date: / / _____

8. Applicant History

How long have you lived at your current address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving

Was bond repaid in full? Yes No If No, please specify why:

What was your previous residential address?

Suburb Postcode

How long did you live at your previous address? Years Months

Name of Landlord/Agent (If applicable)

Phone No

Rent Paid per month \$

Reason for leaving \$

Was bond repaid in full? Yes No If No, please specify why:**9. Employment Details**

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at current employment Years Months

Net Income \$ Per Week \$ Per Month

10. Previous Employment Details

Occupation

Employers Name

Employment Address

Suburb Postcode

Employer Phone No

Contact Name

Length at previous employment Years Months

Net Income \$ Per Week \$ Per Month

16. How did you find out about this property? (Please Tick)RENT LIST INTERNET OFFICE FOR LEASE BOARD OTHER _____**11. Centrelink Benefits**

Type

\$ Per Week \$ Per Month

12. If Student, please complete the following

Place of Study

Course being undertaken

Course Length

Enrolment Number

Parents Name Ph

Campus Contact Ph

Course Co-ordinator Ph

Income

Parents Address Overseas

13. Other information

Car Registration

Do you have pets? Yes No If Yes, please specify:**14. Personal Referees**

1. Reference name

Occupation

Relationship Phone No

Notes

2. Reference name

Occupation

Relationship Phone No

Notes

15. Office Use Only

Lease Start Date / /

Car Space/Garage

Landlord's Name

Lease to be signed on

Signed: Date / /

17. Holding Deposit

I understand that should my application be successful, I am required to pay a Holding Deposit equivalent to 1 weeks rent within 24 hours of my application being approved.

Should I elect not to pay a Holding Deposit, I understand that the landlord will withdraw the offer to rent the property, and that it will continue to be marketed and offered to other prospective tenants.

Holding Deposit:
One (1) Weeks Rent

(a) Once the Holding Deposit has been paid, the Landlord undertakes not enter into a residential tenancy agreement for the premises with any other person within 7 days of payment of the fee, unless the tenant notifies the landlord that the tenant no longer wishes to enter into the residential tenancy agreement.

(b) The holding fee will be retained by the landlord if the tenant enters into the residential tenancy agreement, in which case it will be paid towards the first weeks rent.

(c) The holding fee will also be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement. In this instance the entire holding fee will be retained by the landlord irrespective of when the tenant provides notice that they will not be entering the agreement.

Application Checklist

Thank you for applying for a Bobb Property Group rental property. Please complete this checklist and make sure you have provided all the documents necessary for processing your application.

Please Tick:

- I have attached non-returnable copies of the documentation required for the 100 Point Check (Section 19)
- A) Proof of Identity (Drivers Licence or Passport or Birth Certificate + Other Photo ID)
- B) Proof of Income (Last Pay Advice or Current Centrelink Statement or Current Bank Statement)
- C) Supporting Documentation (40 Points from: Current Rental Ledger [40], Last 2 Rent Receipts [20], Two Written References [20], Current Electricity or Phone Account [10], Rates Notice [30])
- I have read and accept the terms and conditions
- I have signed the application

18. 100 Points Check

Please provide non-returnable copies of the following documentation with your application.

- A minimum of 100 Check Points is required for each applicant.
- Points must be made up from each of sections A, B and C as shown.

Please Tick

A) Proof of Identity (30 Points)

You must provide one of the following:

Drivers Licence
or
Passport
or
Birth Certificate + Photo ID

30 Points

B) Proof of Income (30 Points)

You must provide at least one of the following:

Last Pay Advice
or
Current Centrelink Statements
or
Current Bank Statement
(must show sufficient funds to meet rental payments)

30 Points

C) Supporting Documentation (40 Points)

You must provide at least 40 points of the following documentation:

Current Rental Ledger (from Agent)

40 Points

Last 2 Rent Receipts

20 Points

Two Written References

20 Points

Recent Rates Notice

30 Points

Vehicle Registration Papers

10 Points

Current Electricity/Phone Account

10 Points

Minimum of 40 Points Required

TOTAL POINTS (A+B+C)
(Minimum of 100 Points Required)

Please note: The points system has been designed to suit the majority of our applicants. If you are renting for the first time or have difficulty achieving 100 check points, please call us to discuss alternative checks that may be conducted.