

EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary	of what will happen if Yo	u ap	ply to enter into	a Resid	ential Tenancy A	Agreement with the Lessor
Your action i	f You wish to apply for the	1.	Complete this App	olication.		
Residential [*]	Tenancy Agreement:	2.			ie Property Manager e Property Manager.	r together with any Option Fee
Lessor's acti Your Applica	on if You do not succeed with stion:	3.	If You are not the Fee will be refund	successful ed to You v	applicant and have vithin 7 days of the o	paid an Option Fee, the Option decision.
Lessor's acti Application:	on if You succeed with Your	4.	Residential Tenan	cy Agreem	licant, the Lessor wi ent for the Premises idential Tenancy Ag	III provide You with a proposed s which will grant You the reement.
	ill then need to do if You are ful Applicant:	5. 6.	requirements for t in Part C of the do document, a bindi and the Lessor. In no need for the Le Residential Tenan If any of the event	the creation cument, and ng Resider the case o essor (or Pro cy Agreem	n of the Residential and the Lessor (or the lessor (or the lessor (or the lessor (or the lessor Agree f where an Option Foperty Manager to sent to exist.	comply with all the stipulated Tenancy Agreement set out Property Manager) sign the Prement will exist between You ee has been paid there will be ign the document for a binding Summary above do not occur use 18 of Part B of this
FOR:	Premises Address:					
Address 1						
Address 2						
Suburb					State	Postcode
FROM:	Proposed Tenants' Names:					
	Given Name(s)				Family Name	
Tenant 1						
Tenant 2						
Tenant 3						
Tenant 4						
T0:	The Property Manager:					
Agency Name	Lee Jones Suburban					
Address	PO Box 560, HILLARYS, WA	, 692	3 - Office: Suite 7, 6	3 Forrest	Road Padbury 6025	5
Telephone	0437 908 245			Facsimile		
F-mail	bek@leeionessuburban.com	au				



PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1.	Prem			
	Addr	ess 1 ess 2		
	Subu		State Postcode	
2.	Rent	\$		per week
				per week
3.	Optio	on Fee (if applicable) \$		
4.	If You	u are the successful applicar ey to the Property Manager:	t, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following	
	REQ	UIRED MONEY		
	(a)	Security bond of	\$	
	(b)	Pet bond (if applicable)	\$	
	(c)	First two weeks rent	\$	
	(d)	Less Option Fee (if paid)	\$	
	(e)	Total	\$	
	(e)	lotai	₹ <u> </u>	



PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

	INFORMA	TION FROM "YOU	J" (the propose	d tenant or t	tenants)	
	TENANCY DETAILS					
).	You require the tenancy for a period of	months from			to	
	At a rent of \$					per week
' .	Total number of persons to occupy the Premises	Adults	Children	Ages		
3.	Pets - Type of Pet	Breed		Number	A	ge
	Type of Pet	Breed		Number	A	ge
9.	Do you intend on applying for a residential tenancy b	oond from a State Govern	nment Department?	Yes N	0	
	If Yes, \$	Branch:				
0.	Bank account details for refund of Option Fee (if app	olicable)				
	Bank:		BSB:			
	Account No.:		Account Name:			
1.	Any Special Conditions requested by You:					
2.	NOTE: The Lessor is not obliged to accept any of the The address at which You wish to receive the Reside Email (optional):			ıl and/or notices ı	relating to tena	incy
	Fax (optional):					
	Postal address (required):					
	PO Box Town/City Address 1					Postcode
	Address 2					
3.	You declare that You are not bankrupt and that all o	f the information supplie	ed in this Application	is true and correc	t and is not mis	sleading in anyway.
4.	You acknowledge that, having inspected the Premise	es, You will accept posse	ssion of the Premises	in the condition	it was in as at 1	the date of inspection.
5.	By Signing this application You are making an applic Agreement for the Premises.	ation to lease the Premis	ses. The Lessor may o	or may not send Y	'ou a proposed	Residential Tenancy
6.	If You are the successful applicant, the Lessor will se about pre-requisites for the creation of a binding Re Parts A, B and C. Parts A and B can be viewed on rei to this Application.	sidential Tenancy Agreer	ment. The Residentia	I Tenancy Agreen	nent will be con	nprised of
7.	If a sum for an Option Fee is stipulated in Part A, Yo The Option Fee must be paid by You by cash or cheq to You by way of an electronic transfer to Your bank	ue. If You are not the suc	cessful applicant and	l have paid an Op		



- 18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:
 - (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
 - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
 - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
 - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
 - (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

20. DEFINITIONS

- (a) "Act" means the Residential Tenancies Act 1987 including any amendments.
 - "Application" means this Application to enter into a Residential Tenancy Agreement.
 - "Business Day" means any day except a Sunday or public holiday in Western Australia.
 - "Lessor" means the person/entity with the authority to lease the Premises.

"**Option Fee**" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:

- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.

"**Premises**" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.

"Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.

"Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.

"You" or "Your" means the person or persons making the Application to Lease the Premises.

- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.
- 21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law) and debt collectors, other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

	Given Name(s)		Family Name	
Tenant 1				
Tenant 2				
Tenant 3				
Tenant 4				
Signature:				



NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

- 1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
- 2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
- 3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:
 - (a) **TICA** (strike out if inapplicable)
 - (i) Address: PO Box 120, Concord NSW 2137
 - (ii) Telephone: 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
 - (iii) Facsimile: (02) 9743 4844 (iv) Website: www.tica.com.au
 - (b) **National Tenancy Database** (strike out if inapplicable)
 - (i) Address: GPO Box 13294, George Street 120, Brisbane QLD 4003
 - (ii) Telephone: 1300 563 826
 (iii) Facsimile: (07) 3009 0619
 (iv) Email: info@ntd.net.au
 (v) Website: www.ntd.net.au
 - (c) Other Databases (if applicable)

(i)	Name:	
(ii)	Address:	
(iii)	Telephone:	
(iv)	Facsimile:	
(v)	Email:	
(vi)	Website:	

- 4. The applicant may obtain information from the database operator in the following manner:
 - (a) as to TICA:
 - (i) Postal and fax application forms can be downloaded from www.tica.com.au. Information regarding application fees can be found on the application form;
 - (b) as to the National Tenancy Database;
 - (i) A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
 - (ii) A request for rental history may be submitted by post, fax or email.

(c)	as to	
	(i)	

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.





YOUR	(First Person's)	PARTICULARS				
Given Nar	ne(s)			Family Name		
Address 1						
Address 2						
Suburb					State	Postcode
Phone No	Work		Mobile		Home	
Email					Gender	
Date of Bi	rth	Place of Birth	Family Nar	ne at Birth		Australian Citizen Yes No
				l .		
DOCUM	ENTS TO CONFI	RM YOUR IDENTITY				
Drivers Lic	ence No	State of Issue	Passport No		Country	of Issue
Medicare	Card No		Ref No	Colour	Expiry D	
Other ID					1	
Vehicle Ty	pe & Registration No					
	else to support Your <i>i</i>					
, 3						
Smoker	Yes No					
Personal F	References a) NAM	1E			TELEPHONE	
	b) NAM	1E			TELEPHONE	
(i)	Name of current less	sor or managing agent to wl	hom rent is paid			
					Phone No	
	Address					
	Rental Paid	\$	Period Rented From		То	
	Reason for leaving					
4						
(ii)	Previous address of					
	Name of previous les	ssor or managing agent to v	vhom rent was paid			
		<u> </u>			Phone No	
	Address					
	Rental Paid	\$	Period Rented From		То	
	Reason for leaving					
		Γ				
(iii)	Occupation			(Note: Your	Employer may be co	ontacted to verify employment)
	Employer				Phone No	
	Period of Employme	nt			Wage \$	
	If less than 12 month	ns, name and address of pre	evious employer			
	Explanation if no em	iployment:				
(iv)	Next of Kin (Note: Th	nese people may be contact	ed to verify narticulars)			
(,	First Next of Kin	NAME SE CONTACT	ea to termy particulars,		TELEPHONE	
	FIIST NEXT OF KIII				TELEPHONE	
		ADDRESS				
	Second Next of Kin	NAME			TELEPHONE	
		ADDRESS				
	Emergency Contact	(name and address and tele	phone) [Note: These people may	pe contacted to verify	particulars.]	
	First Contact	NAME			TELEPHONE	
		ADDRESS				
	Second Contact	NAME	<u> </u>		TELEPHONE	
		ADDRESS				
		L				





YUUR	(Second Pers	on's) PAR	TICULARS								
Given Nar	ne(s)					Famil	y Name				
Address 1											
Address 2									_		
Suburb								State	!	Postcode	
Phone No	Work			Mobile				Home	2		
Email								Gend	er		
Date of Bi	rth	Place o	f Birth		Family Na	me at Bir	rth		,	Australian Citizen Yes	No
	ENTS TO CON	FIRM YOUR									
Drivers Lic	cence No		State of Issue		Passport No				ountry of I		
Medicare	Card No			F	Ref No	Colou	ır	Ex	piry Date		
Other ID											
	pe & Registration										
Anything	else to support Yo	ur Application									
Smoker	Yes No										
Personal F	References a)	NAME						TELEP	HONE		
	b)	NAME						TELEP	HONE		
(i)	Name of current I	lessor or mana	ging agent to whom i	rent is paid							
.,			<u> </u>					Phor	ie No		
	Address								1		
	Rental Paid	\$		Period	Rented From			T	Ö		
	Reason for leavin	g							1		
											_
(ii)	Previous address	of Applicant									
	Name of previous	lessor or man	aging agent to whom	n rent was pa	nid						_
								Phor	ie No		
	Address										
	Rental Paid	\$		Period	Rented From			T	Ö		
	Reason for leavin	g									
(iii)	Occupation						(Note: Your Emp	ployer ma	y be conta	acted to verify employment	t)
	Employer							Phor	e No		
	Period of Employ	ment						Wag	e \$		
	If less than 12 mo	nths, name an	d address of previous	s employer							_
	Explanation if no	employment:									
(iv)	Next of Kin (Note	: These people	may be contacted to	verify partic	ulars)						
	First Next of Kin	NAME						TELEP	HONE		
		ADDRESS							<u> </u>		Ī
	Second Next of K							TELEP	HOME		_
	Second Mexicol K							TELEP	HUINE		
		ADDRESS									
		ict (name and	address and telephon	ne) [Note: T	hese people may	/ be conta	cted to verify part	ticulars.]			_
	First Contact	NAME						TELEP	HONE		4
		ADDRESS									
	Second Contact	NAME						TELEP	HONE		
		ADDRESS							-		





Personal References a) NAME	YOUR	(Third Person's) PARTICULARS							
Solution 5 Solution State Postcode P	Given Nar	me(s)				Family Name				
Suburior Mobile M	Address 1					<u> </u>				
Phone No Work Mobile Horns Email Clarer Sittish Place of Sitish Place of Sitish Family Name at Bitch Australian Citizen Ves No DOCUMENTS TO CONFIRM YOUR IDENTITY Drivers Licence No State of Issue Place part No Country of Issue Properties Place part No Country of Issue Personal Return Place part Place part Personal Return Place part Place part Personal Return Place part Place part Personal Return Place part Address Place part Place part Personal Return Place part Address Place part Address Place part Address Place part Address Place part	Address 2	!								
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Email Stare of Birth Pamily Name at Birth Cander		Work		Mobil	le					
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DOCUMENTS TO CONFIRM YOUR IDENTITY Drivers License No State of Issue State of Issue Net No Colour Papily Date Medicare Card No Other ID		irth	Place of Birth		Family Na	me at Birth			stralian Citizen Yes	No
Drives Literice No State of Issue Responsible Country of Issue Responsible Colors Can No Colors of Expiry Date Other ID Vehicle Type 6 Registration No Anothing else to support Your Application Smoker Ves No Personal References a) Navy The Personal References a) Navy The Personal References as Navy The Personal Refer					,					
Medicare Card No	DOCUM	ENTS TO CONFI	RM YOUR IDENTITY							
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Citize ID Vericle Type & Registration No Anything olse to support Your Application Smoler Yes No Personal References No Personal References No Name of current lessor or managing agent to whom rent is paid No No No No No No No N	Medicare	Card No				Colour				
Smoker Ves No Personal References a) MARC	Other ID							,		
Smoker Ves No Personal References a) MARC	Vehicle Tv	/pe & Registration No								
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			ADDRESS							
ADDRESS		Second Contact	NAME				TELEPH	ONE		
			ADDRESS					`		





YOUR (Fourth Person'	s) PART	ICULARS										
Given Nan	ne(s)						Family Name						
Address 1													
Address 2													
Suburb								S	tate		Postcod	e	
Phone No	Work			Mobile	le			H	lome				
Email								C	ender				
Date of Bi	rth	Place of	Birth		Fa	amily Na	me at Birth			Au	stralian Citizei	1 \\	/es No
росим	ENTS TO CONFIR	M YOUR	IDENTITY										
Drivers Lic	ence No		State of Issue		Passport	No			Coun	itry of Iss	ue		
Medicare (Card No			1	Ref No	,	Colour		Expir	y Date	,		
Other ID													
Vehicle Ty	pe & Registration No												
Anything	else to support Your A	pplication											
Ì													
Ì													
Constant													
Smoker	Yes No												
Personal F	References a) NAM	+							ELEPHON	-			
	b) NAM	E						Т	ELEPHON	NE			
(i)	Name of current less	or or manag	ging agent to wh	om rent is paid	d								
								F	Phone N	No			
	Address												<u> </u>
	Rental Paid	\$		Perio	od Rented	From			То				
	Reason for leaving												
(ii)	Previous address of A	Applicant											
,	Name of previous les		aging agent to w	hom rent was i	paid								
			3 3 3 3					F	Phone N	No			
	Address												
	Rental Paid	\$		Perio	od Rented	From			To				
	Reason for leaving											_	
		1											
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(111)	Employer						(Note.		Phone N	T T	cu to verify err	рюуп	nenc)
	Period of Employmer	nt							Vage	\$			
	If less than 12 month		d address of prev	ious amployar					vage	٠			
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	Explanation if no em	ployment:											
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(10)		Г	illay be contacte	u to verily part	titulais)								
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		ADDRESS											
	Second Next of Kin	NAME						Т	ELEPHON	NE			
		ADDRESS											
	Emergency Contact (name and a	ddress and telep	nhone) [Note:	: These pec	ople may	be contacted to v	erify particula	rs.]				
	First Contact	NAME						Т	ELEPHON	NE			
		ADDRESS											
	Second Contact	NAME						Т	ELEPHON	NE .			一
		ADDRESS								<u> </u>			





By Signing this document You ar Your Application may or may no	e making an applicatio t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to	the Premises.	
By Signing this document You an Your Application may or may no Your Signature (First Person)	t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to	the Premises.	
Your Application may or may no	t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to		
Your Application may or may no	t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to		
Your Application may or may no Your Signature (First Person) Your Signature (Second Person)	t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to	Date	
Your Application may or may no Your Signature (First Person)	t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to	Date	