



PACIFIC PROPERTY MANAGEMENT PTY LTD

A.B.N. 21 127 079 145

A.C.N. 127 079 145

P.O. Box 6039 Coffs Harbour NSW 2450

PH: 02 6652 1466 Fax 02 6652 8531 www.coffsaccommodation.com.au

TENANCY APPLICATION INFORMATION

Applications Will Not Be Processed Unless All Information Is Supplied

Each applicant must complete a separate Application

The property will not be held for you until the application has been approved and the first week's rent has been paid to our office

Office Hours

Our office is open Monday to Friday 9am till 5pm.

REQUIRED SUPPORTING DOCUMENTS

You are required to submit with the application supporting documents. Your application will not be processed if documentation is not provided. Our office requires 100 points for your application to be considered.

100 POINT IDENTIFICATION CHECK

50 points Previous Rent Ledger

30 points Passport

30 points Drivers Licence

30 points Proof of Age Card

20 points Rental Bond Receipt

20 points Council or Water Rates

20 points Written Reference from previous Agent

20 points Current Motor Vehicle Rego Papers

20 points Birth Certificate

10 points Copy of Telstra/ Electricity Account

10 points Pension Card/ Health Care Card

10 points Wage Slips/ Centrecare Statement

PROCESSING AN APPLICATION

We are able to process your application within 3 working days and will advise you by telephone. An application may take longer if we are unable to contact your referees.

APPROVAL OF AN APPLICATION

If your application has been successful, we will require you to collect from our office of letter of introduction with the costs involved, methods of payment for tenancy and our Agency policies.

SECURING THE PROPERTY

Once the application has been approved you will be required to pay a minimum of 1 weeks rent as holding deposit to secure the property. This can be paid by EFTPOS, Money Order or Purchased Bank Cheque, please note personal cheques and cash are not accepted for this payment.

PAYMENT OF RENT

Rental payments at our office are made by EFTPOS facilities at our office or by Reconnect Card One Card ~ which allows for payment via phone, Internet, direct debit from savings, cheque or credit card. PLEASE NOTE Reconnect Card has charges that apply; a brochure is included in the letter of introduction. Centrelink payments will incur a Centrelink fee of \$0.99 per payment.

PAYMENT OF BOND

Bond is to be paid by Purchased Bank Cheque or Money Order only; no cash or personal cheques are accepted for this payment.

PLEASE KEEP THIS SHEET FOR YOUR RECORDS AND INFORMATION.



APPLICATION FOR RESIDENTIAL TENANCY

The 3 pages of this application must be completed in full & signed or your application will not be processed.

RENTAL PROPERTY:		Rent \$	
Commencement Date	/ /	Term of lease	years months
APPLICANTS DETAILS			
Name		D.O.B. / /	
Are you know by another name			
Contact No. Home		Work	Mobile
Email Address		Fax No	
Contact details of a relative for emergency			(not living with you)
Number & Age of dependants			
Car Registration		Drivers Licence No.	Licence State
Passport No.		18+ Card No.	Other ID
No. of cars to be kept at property		Are all cars registered	
Will a boat trailer van motorbike be kept at the property (please circle)			
Pets yes / no		Breed & Type	No.
Are the pets registered with the Council		yes / no	Are you are smoker yes / no
Do you have or will you obtain contents insurance		yes / no	
If the property has a pool – Have you ever cared for a pool previously?			Yes / no
Next of kin <i>not</i> living with you		Phone	

Full Names of other persons who shall be occupying the property

CURRENT ACCOMMODATION DETAILS

Address		Rent \$	per week or	Owned
Name of Agent or Lessor				
Address of Agent			Phone	
Period of occupancy		/ / to / /	Reason for leaving	
Do you expect the bond to be refunded in full?		yes / no	If no, why?	

PREVIOUS ACCOMMODATION DETAILS

Address		Rent \$	per week or	Owned
Name of Agent or Lessor				
Address of Agent			Phone	
Period of occupancy		/ / to / /	Reason for leaving	
Was the Bond refunded in full		yes no	If no, why?	

QUESTIONS

Have you ever been evicted or are you in debt to another Agent or Lessor	yes	no
If yes give details		
Have you been place on TICA or another tenant database	yes	no
If yes give details		

PERSONAL REFERENCE – Does not include relatives (this must be completed in full)

Name	Address
Phone	Relationship
Name	Address
Phone	Relationship
Name	Address
Phone	Relationship

INCOME DETAILS- All income in NET or “take Home” per week

Occupation		Period of employment			
Employer		Weekly wage \$			
Address		Phone			
Full time	Part-time	Casual	(hours per week))
If Self-Employed how long established					
Accountant Name		Phone			
Other ~ Student (name of College, TAFE, UNI)					Austudy\$
Student ID No.	Overseas student	yes	no	Visa Expiry Date	/ /
Pensioner Type		Allowance \$			
Unemployment Benefit		Allowance \$			
Other Income \$					

HOW DID YOU FIND OUT ABOUT RENTAL PROPERTY?

To Let Sign Rental List Internet Window Card

I, the applicant, accept the property in its present condition or as viewed.

Signature _____

WE CARE ABOUT OUR CUSTOMERS

We need good tenants – tenants are important to us, you are an integral part of our business, so please do not think your questions and queries are a problem; after all we are here to help you and offer assistance.

We hope to make you feel welcome and for you to enjoy your time with Pacific Property Managements and for you to use our services again and again.

We promise to

- ✓ To ensure the premises are clean and well maintained
- ✓ To process your application within 3 working days
- ✓ To explain your rights and obligations at the commencement of the lease
- ✓ To prepare all documents in accordance with the Residential Tenancies Act
- ✓ To respond to your calls within 24 hours
- ✓ To respond to your emails within 48 hours
- ✓ To attend to complaints promptly and professionally
- ✓ To attend to maintenance promptly in accordance with priority
- ✓ To protect your privacy in accordance with regulations

Direct Connect can help arrange for the connection or provision of the following utilities and other services:



Electricity Gas Phone Internet Pay TV
 Insurance Removalist Truck or van hire Cleaners

Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.

MAKES MOVING EASY



This is a FREE service that connects all your 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:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. 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
3. 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.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. 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.
6. 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

P: 1300 664 715

F: 1300 664 185

W: www.directconnect.com.au



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TERMS & CONDITIONS AUTHORITY & PRIVACY DISCLAIMER

Applicant's Name: _____

I, the applicant, do solemnly and sincerely declare that the information provided is true and correct and has been supplied of my own free will. I, the applicant understand that you as the agent for the lessor have collected this information for the specific purpose of checking identification, character, credit worthiness and determining if the applicant will be a suitable tenant for the property.

I, the applicant, agree that I will not be entitled to occupation of the premises until:

- I. Vacant possession is provided by the current occupants of the premises
- II. The tenancy agreement is signed by the applicant/s: and
- III. The payment of all monies are paid in cleared funds prior to occupation of the premises

It is agreed that acceptance of this application is subject to a satisfactory report as to the tenant's credit worthiness I understand that the Privacy Act binds you as the agent and the Nation Privacy Principles and **authority** is hereby given to the agent to check credit references, employment details, previous rental references, database agencies, personal references and any other searches, which may verify the information provided by me. I also **authorise** the agent to give information to the lessor of the property, credit providers, insurance providers, other agents, salespeople, database agencies, tradespeople, references named in this application or any other 3rd party who would have a beneficial interest relating to a tenancy matter and can understand this can include information about my tenancy, credit worthiness, credit standing, credit history or credit capabilities. Once a tenancy agreement has been entered into the tenant **agrees** that should they fail to comply with their obligations under the agreement, the failure to comply may be disclosed to third party operators of tenant default registry agents and/or other agents.

Once the application has been approved I agree to pay a minimum of the first weeks rent to secure the property. In this instance that being \$_____.

THE PROPERTY WILL NOT HOLD UNTILL WE RECEIVE THE FIRST WEEKS RENT.

In the event that the application is successful and acceptance is communicated and the first weeks rent is paid, but I decide not to proceed after 48 hours, I agree that this money will be forfeited to your office. Upon communication of acceptance of this application by the agent I agree that this tenancy shall be binding.

I, the applicant, accept that if the application is rejected, the agent is not legally obliged to give any reason. If my/our application is declined, my/our details will be held on file for one month. Following this period all details held will be disposed of.

APPLICANTS NAME _____

APPLICANTS SIGNATURE _____

DATE _____