



### **NOTICE TO ALL TENANCY APPLICANTS**

Growth Realty relies on happy tenants as much as it does happy owners. We are extremely proud to acknowledge that a great percentage of our tenants are wonderful, that they pay their rent on time and leave the property in excellent condition when they vacate. However, in an effort to reduce any possible problems, we have addressed the most common areas of concern below.

Please ensure that you acknowledge and accept this information by signing at the bottom of this notice and then attach it to your application for tenancy.

- Rent is to be paid in advance at all times. Failure to comply will result in the issue of a Notice of Breach of Agreement or Notice of Termination of Agreement for Non Payment of Rent on day two (2) of arrears.
- Regardless of it being a visit, pet-sitting, short or long term, pets are not permitted to be at the premises at any time. Should this occur you will be issued with an immediate Notice of Breach of Agreement or a Termination Notice unless specific prior approval has been granted from the owner through Growth Realty as Managing Agents.
- Conduct on the premises relates not only to you but also your visitors. Please ensure you do not cause a nuisance, unreasonable noise or discomfort to those residing close to you. Should this occur you will be issued with an immediate Notice of Breach of Agreement.
- Items relating to cleanliness refer not only to the home but also its grounds and can result in a Notice of Breach of Agreement.
- Lawns and gardens are to be maintained in the condition not less than how you receive them at the commencement of your tenancy. Please be aware that we do conduct regular “drive-by” inspections throughout your tenancy. Should the property look at all neglected you will be issued with an immediate Notice of Breach of Agreement.
- Maintenance of the property is very important to the owner and ourselves as the Managing Agents. Should any appliance in the property need repair or maintenance or if you encounter any problems or damage, please advise this office immediately. Maintenance/repair requests must be in writing or email.
- At the end of your tenancy, it is an offence under section 52 of The Residential Tenancies Act to intentionally use your Security Bond to pay rent. This means you must continue to make your rental payments until your tenancy actually ends. Failure to comply can see you face a statutory fine of up to \$5000.00.
- Please be aware that when you are looking to relocate, one of the questions asked on this application form is usually “who was your previous Property Manager?” we look forward to being in a position to recommend you for your next tenancy.
- All occupants over the age of eighteen (18) years must complete the application form.
- For Applicants that are self-employed, we require proof of income. You may provide this in the form of previous tax return and bank statements.

- 100 Points of Identification (ID) is required for each applicant. This must include at least one (1) form of photo ID. The table below provides a guide:

#### PRIMARY DOCUMENTS

ID DOCUMENT	POINTS
Full Australian Birth Certificate	70
Australian Citizenship Certificate	70
Australian Passport (current or expired within last 2 years)	70
International Passport	70

#### SECONDARY DOCUMENTS

Only 1 secondary ID document will attract 40 points, subsequent secondary ID will attract 25 points per item. Secondary ID with a photo will be accepted as primary ID but only attract the points listed in this table

ID DOCUMENT	POINTS
Australian Photo Drivers Licence	40 or 25
Australian Photo Firearms Licence	40 or 25
State or Federal Government Employee Photo Id	40 or 25
Centrelink or Social Security Card	40 or 25
Tertiary Education Institution Photo Id	40 or 25
Australian Learner's Permit	40 or 25
Medicare Card	25
Debit or Credit cards (bankcard, Visa card, Mastercard etc)	25

Our Agency retains application forms and associated reports of unsuccessful applications for a period of seven (7) days after the commencement of the new tenancy for the purposes of ID (the specific for which the information is kept) after this time the forms, reports and other material will be permanently destroyed.

I/we acknowledge that I/we have read and understand the notice and we make application to lease this property having agreed to abide by the above guidelines.

ADDRESS OF PROPERTY: \_\_\_\_\_

_____ APPLICANT	_____ DATE	_____ APPLICANT	_____ DATE
_____ APPLICANT	_____ DATE	_____ APPLICANT	_____ DATE

## 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 You apply to enter into a Residential Tenancy Agreement with the Lessor**

<b>Your action if You wish to apply for the Residential Tenancy Agreement:</b>	<ol style="list-style-type: none"><li>1. Complete this Application.</li><li>2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.</li></ol>
<b>Lessor's action if You do not succeed with Your Application:</b>	<ol style="list-style-type: none"><li>3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.</li></ol>
<b>Lessor's action if You succeed with Your Application:</b>	<ol style="list-style-type: none"><li>4. If You are the successful applicant, 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.</li></ol>
<b>What You will then need to do if You are the successful Applicant:</b>	<ol style="list-style-type: none"><li>5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist.</li><li>6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.</li></ol>

**FOR:** Premises Address:

**FROM:** Proposed Tenants'  
Names:

**TO:** The Property Manager:

Agency Name: **Peltier PTY LTD T/A Growth Realty**

Address: **292 Barker Rd, Subiaco, WA, 6008**

Telephone: Business: **9388 3422**

Facsimile: **9388 2993**

E-mail: **reception@growthrealty.com.au**

## PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises
2. Rent \$  per week
3. Option Fee (if applicable) \$
4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

### REQUIRED MONEY

- |     |                           |    |                      |
|-----|---------------------------|----|----------------------|
| (a) | Security bond of          | \$ | <input type="text"/> |
| (b) | Pet bond (if applicable)  | \$ | <input type="text"/> |
| (c) | First two weeks rent      | \$ | <input type="text"/> |
| (d) | Less Option Fee (if paid) | \$ | <input type="text"/> |
| (e) | Total                     | \$ | <input type="text"/> |

# application to enter into residential tenancy agreement



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THE REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA (INC.)  
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## 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

### INFORMATION FROM "YOU" (the proposed tenant or tenants)

#### TENANCY DETAILS

5. You require the tenancy for a period of  months from  to
6. At a rent of \$  per week
7. Total number of persons to occupy the Premises Adults  Children  Ages
8. Pets - Type of Pet  Breed  Number  Age   
Type of Pet  Breed  Number  Age
9. Do You intend applying for a residential tenancy bond from a State Government Department? ☐ Yes ☐ No  
If Yes, \$  Branch:
10. Bank account details for refund of Option Fee (if applicable)  
Bank:  BSB:   
Account No.:  Account Name:
11. Any Special Conditions requested by You:
- NOTE:** The Lessor is not obliged to accept any of the Your Special Conditions.
12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy  
Email (optional):   
Fax (optional):   
Postal address (required):
13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.

# application to enter into residential tenancy agreement

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;
- (ii) 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 if the Application is successful 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), 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:

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](http://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](mailto:info@ntd.net.au)
    - (v) **Website:** [www.ntd.net.au](http://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](http://www.tica.com.au) . Information regarding applicatino 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](http://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.

# application to enter into residential tenancy agreement

## YOUR (First Person's) PARTICULARS

Your Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	(SURNAME)	(FIRST NAME)	(MIDDLE NAME)
Present Address	<input type="text"/>		
Phone No Work	<input type="text"/>	Phone No Home	<input type="text"/>
Mobile	<input type="text"/>	Email	<input type="text"/>
Date of Birth	<input type="text"/>	Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Lic'ence No	<input type="text"/>	State	<input type="text"/>	Passport No	<input type="text"/>
Other ID	<input type="text"/>		<input type="text"/>		
Proof of Identification (licence number/bankcard etc)	<input type="text"/>				
Vehicle Type & Registration No	<input type="text"/>				
Anything else to support Your Application	<input type="text"/>				

Smoker ☐ Yes ☐ No

Personal References	a)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE
	b)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE

(i)	Name of current lessor or managing agent to whom rent is paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		
(ii)	Previous address of Applicant	<input type="text"/>		
	Name of previous lessor or managing agent to whom rent was paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		

(iii)	Occupation:	<input type="text"/>	(Note: Your Employer may be contacted to verify employment)	
	Employer	<input type="text"/>	Period of Employment	<input type="text"/>
	Phone No	<input type="text"/>	Wage \$	<input type="text"/>
	If less than 12 months, name and address of previous employer			
	<input type="text"/>			
	Explanation if no employment: <input type="text"/>			

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]			
First Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE



# application to enter into residential tenancy agreement

## YOUR (Second Person's) PARTICULARS

Your Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	(SURNAME)	(FIRST NAME)	(MIDDLE NAME)
Present Address	<input type="text"/>		
Phone No Work	<input type="text"/>	Phone No Home	<input type="text"/>
Mobile	<input type="text"/>	Email	<input type="text"/>
Date of Birth	<input type="text"/>	Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No	<input type="text"/>	State	<input type="text"/>	Passport No	<input type="text"/>
Other ID	<input type="text"/>		<input type="text"/>		
Proof of Identification (licence number/bankcard etc)	<input type="text"/>				
Vehicle Type & Registration No	<input type="text"/>				
Anything else to support Your Application	<input type="text"/>				

Smoker ☐ Yes ☐ No

Personal References	a)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE
	b)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE

(i)	Name of current lessor or managing agent to whom rent is paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		

(ii)	Previous address of Applicant	<input type="text"/>		
	Name of previous lessor or managing agent to whom rent was paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		

(iii)	Occupation:	<input type="text"/>	(Note: Your Employer may be contacted to verify employment)	
	Employer	<input type="text"/>	Period of Employment	<input type="text"/>
	Phone No	<input type="text"/>	Wage \$	<input type="text"/>
	If less than 12 months, name and address of previous employer			
	<input type="text"/>			
	Explanation if no employment: <input type="text"/>			

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]			
First Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE

# application to enter into residential tenancy agreement

## YOUR (Third Person's) PARTICULARS

Your Name	<input type="text"/>	<input type="text"/>	<input type="text"/>
	(SURNAME)	(FIRST NAME)	(MIDDLE NAME)
Present Address	<input type="text"/>		
Phone No Work	<input type="text"/>	Phone No Home	<input type="text"/>
Mobile	<input type="text"/>	Email	<input type="text"/>
Date of Birth	<input type="text"/>	Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Lic'ence No	<input type="text"/>	State	<input type="text"/>	Passport No	<input type="text"/>
Other ID	<input type="text"/>		<input type="text"/>		
Proof of Identification (licence number/bankcard etc)	<input type="text"/>				
Vehicle Type & Registration No	<input type="text"/>				
Anything else to support Your Application	<input type="text"/>				

Smoker ☐ Yes ☐ No

Personal References	a)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE
	b)	<input type="text"/>	<input type="text"/>
		NAME	TELEPHONE

(i)	Name of current lessor or managing agent to whom rent is paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		
(ii)	Previous address of Applicant	<input type="text"/>		
	Name of previous lessor or managing agent to whom rent was paid	<input type="text"/>		
	Address	<input type="text"/>	Phone No	<input type="text"/>
	Rental Paid \$	<input type="text"/>	Period Rented From	<input type="text"/>
			To	<input type="text"/>
	Reason for leaving	<input type="text"/>		

(iii)	Occupation:	<input type="text"/>	(Note: Your Employer may be contacted to verify employment)	
	Employer	<input type="text"/>	Period of Employment	<input type="text"/>
	Phone No	<input type="text"/>	Wage \$	<input type="text"/>
	If less than 12 months, name and address of previous employer			
	<input type="text"/>			
	Explanation if no employment: <input type="text"/>			

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Next of Kin	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]			
First Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE
Second Contact	<input type="text"/>	<input type="text"/>	<input type="text"/>
	NAME	ADDRESS	TELEPHONE

# application to enter into residential tenancy agreement

By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises. Your Application may or may not be successful.

Your Signature (**First Person**)

Date  /  /

Your Signature (**Second Person**)

Date  /  /

Your Signature (**Third Person**)

Date  /  /

**This page is intentionally left blank but additional terms between tenant and lessor may be inserted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.**

8. The tenant/s agree to give thirty (30) days notice in writing to vacate, either before or on the expiry date of the Lease as per Item 40 and 41 of this Lease. A copy of the required Form 22 (Notice of Termination from Tenant to Lessor) has been provided to the tenant/s. The tenant/s also acknowledge and agree to the Agent advertising the availability of the premises during the notice period and allows inspections for prospective tenant/s at reasonable hours to be carried out, with prior notice given to the current tenant/s.  
Initial/s: \_\_\_\_\_
- 8.1 The tenant/s acknowledge having inspected the subject premises prior to making an application for tenancy thereof and hereby accepts Tenancy of the premises as found on inspection and as recorded in the Property Condition Report.  
Initial/s: \_\_\_\_\_
- 8.2 The tenant/s acknowledge that the carpets to the premises have been professionally cleaned at the commencement of this Tenancy and therefore agree that the carpets will be professionally cleaned at the tenants expense at the expiration of this Tenancy (receipt to be provided to the Agent at the time of handing back vacant possession). Failure to do so will result in the Agent/owner organising for a Growth Realty preferred professional carpet cleaner to attend at the tenants expense. Should the Agent consider the carpet cleaning at the end of the term to be unsatisfactory, the tenant/s agree to have the carpet re-cleaned at the tenant/s expense. During the term of the Tenancy should the owner/Agent consider the condition of the carpets to warrant professional cleaning, the tenant agrees to engage a Growth Realty preferred professional carpet cleaner at their expense.  
Initial/s: \_\_\_\_\_
- 8.3 The tenant/s acknowledge and agree that any invoices issued by Growth Realty are to be paid within seven (7) days.  
Initial/s: \_\_\_\_\_
- 8.4 There is to be strictly NO parking on lawns by the tenant or their visitors.  
Initial/s: \_\_\_\_\_
- 8.5 The tenant/s hereby acknowledges and accepts that the Property Condition Report signed provided at the commencement of the original Lease will be used at the Final Bond Inspection.  
Initial/s: \_\_\_\_\_
- 8.6 The tenant/s acknowledges and accepts responsibility to ensure the automatic reticulation is set correctly and accordingly for the seasons of the year i.e that the grounds are sufficiently watered during the warmer months and reduced or stopped as per instructions by relevant authorities when necessary. The tenant/s is also responsible to ensure the system and sprinklers are maintained, in good working order and to report any fault to the Agent within forty eight (48) hours. If the tenant's property has reticulated gardens, upon vacating it is the tenant's responsibility to provide Growth Realty with written notification from a reticulation professional stating that all stations are in good working order, with all heads intact. The reticulation must be functioning the same as when the property was leased to the tenant.  
Initial/s: \_\_\_\_\_
- 8.7 The tenant/s acknowledge and agree that all light fittings in the property that require reflector or halogen globes are to be replaced with reflector or halogen globes only and are not to be replaced at any time with standard globes.  
Initial/s: \_\_\_\_\_
- 8.8 No pot plants are to be kept directly on floors at any time. Any floor damage caused by pot plants will be replaced or repaired at the tenants expense.  
Initial/s: \_\_\_\_\_
- 8.9 Lawns and/or gardens are to be maintained to a good standard at all times, and are to receive adequate water and fertilizer.  
Initial/s: \_\_\_\_\_
- 8.10 The tenant/s acknowledges and agrees that should they provide Growth Realty with a cheque that is dishonoured by the bank, the tenant/s will be responsible for a cheque dishonour fee at cost, currently between \$30 - \$50, to be made payable to Growth Realty.  
Initial/s: \_\_\_\_\_
- 8.11 The tenant/s acknowledges and agrees to adequately protect the driveway/carport/garage area to prevent oil damage. Any damage incurred must be professionally cleaned upon vacation at the tenant/s expense.  
Initial/s: \_\_\_\_\_
- 8.12 The owner makes no representations about the availability of telephone lines or internet lines or services to the Premises. The tenant must make their own inquiries. The tenant is allowed to put in cabling and lines provided no damage is done to the premises in installing or removing them and the Tenant pays all associated costs. Any cabling or lines left at the end of the Tenancy with Owner's consent, becomes the property of the Owner. If the Owner requests the cabling or lines to be removed, the Tenant must remove them and make good any damage caused by the removal.  
Initial/s: \_\_\_\_\_
- 8.13 The tenant is aware and agrees that should any electrical/gas appliance (i.e pump, air conditioner, dishwasher, clothes dryer, refrigerator, hot water system, gas cooker etc) break down during the term of the tenancy and the damage is found to be caused by the tenant neglect the repair be conducted at the tenant/s expense. The same condition applies to blocked outlet pipes etc.  
Initial/s: \_\_\_\_\_
- 8.14 Should the tenant be locked out of the property outside normal office hours, the Agent has no obligation to obtain office keys for the tenant and the tenant must arrange for a locksmith to gain entry at their own cost. Should locks be changed, the tenant must notify the Agent immediately and provide copies of keys.  
Initial/s: \_\_\_\_\_
- 8.15 The tenant/s acknowledge and agree that no stiletto-heel shoes are to be worn in the property to prevent floorboard damage. Should there be any damage, either from heel dents or other forms, these will be rectified at the tenant/s expense, including full sanding/sealing if necessary.  
Initial/s: \_\_\_\_\_
- 8.16 The tenant/s acknowledges and agrees that no unlicensed motor vehicle or vehicle in the process of wrecking is to be kept at the property.  
Initial/s: \_\_\_\_\_
- 8.17 Any maintenance items are to be reported to the Agent directly and NOT to be written only on the Property Condition Report. Maintenance items are to be reported in writing to the Agent as soon as the maintenance occurs.  
Initial/s: \_\_\_\_\_
- 8.18 The tenant/s acknowledge and agree that they will be responsible for any call out fees charged by a contractor, where the tenant/s have arranged to meet at the property to provide access and failed to attend. This charge will be charged to the owner and reimbursed by the tenant.  
Initial/s: \_\_\_\_\_
- 8.19 The tenant acknowledges that all furnishings (i.e Material couches, cushions and any other soft furnishings) be professionally cleaned at the time of vacating and a receipt is to be provided to the Agent.  
Initial/s: \_\_\_\_\_



**This page is intentionally left blank but additional terms between tenant and lessor may be inserted and included in Part C by agreement between the parties. REIWA has not endorsed or approved the further additional terms.**

9. The tenant/s acknowledge and agree that should the tenant/s vacate the property prior to the Lease Expiry date, the following penalties/costs payable by the tenant/s shall apply:

a) Rent and other costs, for example gas, water consumption, electricity, garden/lawn maintenance etc are payable until the property is re-let or the Lease term expires.

Initial/s: \_\_\_\_\_

b) Reimbursement to the Owner of the unexpired portion of the Lease fee charged to the Owner at the commencement of the Tenancy.

Initial/s: \_\_\_\_\_

c) The vacating tenant is to be available to show prospective tenants through the premises. If the tenant is unavailable to show prospective tenants through the premises then the Agent shall do so, however an appointment viewing fee of \$55.00 shall be incurred.

Initial/s: \_\_\_\_\_

d) Reimbursement to the Owner of the cost of the Final Bond Inspection.

Initial/s: \_\_\_\_\_

e) Advertising costs as charged to the owner for internet advertising (\$150.00 + GST per month) for the duration of the vacancy. The first month must be paid upfront and prior to the property being placed on the internet.

Initial/s: \_\_\_\_\_

f) Should the property not be re-let prior to the expiration of the tenancy, the tenant is responsible for rent, all outgoings and the upkeep expenses until the Lease expiry date.

Initial/s: \_\_\_\_\_