



MOONEY REAL ESTATE

Tenancy Application Form

RETURN: To 201 High Street Penrith , Online, or Email to rent@mooneyre.com.au

Section A. RENTAL PROPERTY DETAILS

Address of the property that you would like to rent:

Preferred length of initial lease:

Months. Starting date:

Lease amount - (As advertised OR as offered)

\$ per week

Have you inspected this property in person?

Yes / No

Is any cleaning required for you to sign a lease?

Yes / No More info:

Is any maintenance work required for you to sign a lease?

Yes / No More info:

Section B. PERSONAL DETAILS

Given name/s:

Surname:

Date of birth:

Drivers license or passport number:

Mobile phone:

Home / work phone:

Email address:

How many people will live at the property?

Number: Ages:

Names of over all persons over 18 (Must also complete an application):

Will there be any pets?

Yes / No

Details:

Section C. EMPLOYMENT & INCOME

Main occupation: (or 'N/A')

Main employer:

Terms e.g casual / full time:

Location:

Length of employment

Years Months

Fortnightly income (after tax):

\$

Secondary occupation: (or 'N/A')

Secondary employer:

Terms e.g casual / full time:

Location:

Length of employment

Years Months

Fortnightly income (after tax):

\$

Do you receive a regular pension or Centerlink payments?

Yes / No

Total fortnightly payments:

\$

Do you have any other regular sources of income:

Yes / No Details:

Total fortnightly payments:

\$

Section D. PAYING YOUR BOND / RENT IN ADVANCE

I understand that if my application is approved, I will need to pay four weeks bond plus two weeks rent before signing my lease.

Yes / No

BOND LOAN TIP:

rent.com.au/bondloans offers fast & easy bond loans with repayments over 6 or 12 months!

See page 4 for more information.

Section E. RENTAL / LIVING HISTORY

What is your **CURRENT** residential address?

Suburb:

Postcode:

Living status:

Owner Renting Living w/ parents Other

How long have you lived at this address?

Years Months

Why are you leaving this address?

How much are **YOU** paying to live at this address?

\$ PER:

Agent / Landlord details of this property (if applicable):

Location:

Phone:

If you have been at this address for less than 12 months; what is your **PREVIOUS** residential address?

What is your **PREVIOUS** residential address?

Suburb:

Postcode:

Living status:

Owner Renting Living w/ parents Other

How long did you live at this address?

Years Months Dates from / to

Why did you leave this address?

How much were **YOU** paying to live at this address?

\$ PER:

Agent / Landlord details of this property (if applicable):

Location:

Phone:

Was your bond refunded in full?

Yes / No

If not, why not?

Section F. EMPLOYMENT & INCOME

TERMS & CONDITIONS

I hereby offer to rent the property from the owner under a lease to be prepared by the agent.

I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application is true and correct and given of my own free will. I declare that I am not bankrupt or insolvent.

I authorize the Agent to obtain personal information from:

(a) The owner or the Agent of my current and / or previous residence;

(b) My personal referees and employers

(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 tenancy default databases, and to agents/landlords of properties I may apply for in the future.

I understand that this agent is a member of TICA and NTD tenancy default databases and that the Agent may conduct a reference check with these organizations. I authorize this agent to provide any information about me to these databases for the purpose of conducting the checks and acknowledge that such information may be kept and recorded by these organizations.

I will not hold any of the Tenancy Default Database providers or the Agent accountable for the inaccurate keying in of information and therefore delivering an incorrect search as I understand faults can be made within this process due to human error. I understand that technical failure can cause errors and I do not hold the Agent or Tenancy Default Database providers responsible for same.

I acknowledge that if I default on my tenancy or rental obligations I may be listed with the above tenancy default databases until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent. I also understand that the Agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard.

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 organisations/tradespeople to contact me

(d) facilitate the sale of the property should it be placed on the market

(e) lodge/claim/transfer to/from the Residential Tenancies Bond Authority

(f) refer to Tribunals/Courts & Statutory Authorities (where applicable)

(g) refer to collection agents/lawyers (where applicable)

I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused.

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 may not provide me with the lease/tenancy of the premises. I am aware that I may access my personal information on the contact details above.

The personal information you provide in this application or collected by us from other sources is necessary for us to verify your identity, to process and evaluate your application and to manage the tenancy. Personal information collected about you in this application and during the course of your tenancy, if your application is successful, may be disclosed for the purpose for which it was collected to other parties including the Landlord, referees, other agents and third party operators of tenancy reference databases.

Information already held on these databases may also be disclosed to us and the Landlord. If you enter into a Residential Tenancy Agreement, and you fail to comply with your obligations under that Agreement, that fact and other relevant personal information collected during the course of your tenancy may also be disclosed to the Landlord, third party operators of tenancy reference databases and other agents.

If you would like to access the personal information we hold about you, you may contact your Property Manager. You can also correct this information if it is inaccurate, incomplete or out of date. If the information required from you is not provided by you, we may not be able to process your application and manage your tenancy

HOLDING DEPOSIT CONDITIONS

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.

(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.

(d) Despite sections (b) and (c) the holding must not be retained by the landlord if the tenant refuses to enter into the residential tenancy agreement because of a misrepresentation or failure to disclose a material fact by the landlord or landlord's agent. (e) The Holding Deposit will be banked into a Trust Account and any refund given will be by way of a Trust Account cheque.

I have read, understood and agree to the above information under section F.

Applicants signature

Date

Surname

Given Name/s

SUPPORTING DOCUMENTS

In order to process your application, we will need to verify that the information you supply is accurate.

To do this, you will need to supply some supporting documents.

If documents are not supplied, this will impact your application either by delaying the process or by rejecting the application.

Proof of identity

So that we can determine your identity, please attach a copy of your valid drivers license and /or passport.

DRIVERS LICENSE

AND / OR

PASSPORT

Proof of income:

Please attach all required proof of income documents.

Not all of these documents will be relevant to you, but for any income sources you would like us to consider in your application, you must show proof of that income.

PAYSLIPS (MAIN JOB) Last 3 to most current.

PAYSLIPS (SECOND JOB) Last 3 to most current.

CENTERLINK STATEMENTS

BANK STATEMENT To show good savings or other income - at your discretion.

OTHER

OTHER

Supporting Documentation

Please attach these documents if relevant to your application. Pet resume & written references are NOT essential.

RENTAL LEDGER

PET RESUME Yes, some people like to send adorable pet resumes.

WRITTEN REFERENCE

COUNCIL RATES For home owners with no current / recent rent history.

OTHER

CONNECTION OF SERVICES SUCH AS GAS & ELECTRICITY

Before moving into your new rental property, you will need to have services connected in your name such as gas & electricity.

The previous tenants or owners will have these services taken out of their name & they can be disconnected without notice if not put into your own.

YourPorter

Connections, at your service.

YourPorter is a FREE service connecting utilities and other services. If your application is approved, YourPorter will be contacting you by phone, SMS, or email for the purposes of assisting you to connect your utilities within 24 hours of receiving this application for next business day connection.

If you would like YourPorter to help with you connections please tick this box.

If you do NOT want YourPorter to assist with your connections, please tick this box.

BOND LOAN

Before signing your lease, you will need to pay four weeks bond and two weeks rent in advance. (Total 6 weeks rent).

If you like, you can apply for a bond loan through rent.com.au.

Approval is fast, and repayments are made over 3, 6 or 12 months.



Once your tenancy application is approved by us, you will be sent an email to pay your bond before signing your lease.

Simply apply for a bond loan using the information in that email.

Visit rent.com.au/rentbond for more information.

DIRECT DEBIT

A healthy tenancy ledger is crucial. To avoid falling behind and having "ARREARS" written on your ledger, we recommend setting up direct debit payments.



Rental Rewards can be set up to send you an SMS the day before your payment is due. Simply reply "YES" and your payment will be made.

If you would like more information on direct debit payments, please let us know.