

The Nick Team Realty - Application Processing Policies and Procedures

- . *This policy and procedure information statement forms part of your application*
- . *Please ensure you read and understand the contents prior to completing your application*
- . *Please sign and return this page with your application and any supporting documentation*
- . *Applications returned without this statement signed and dated cannot be processed*

Business Hours and Keys

Applications are processed on Monday to Friday between 8.30am and 5pm.

Keys are not available for collection prior to the lease commencement date under any circumstances.

An appointment must be made with our office to collect keys and sign the key register. Keys may only be collected on Monday to Friday between 8.30am and 4.45pm.

Parties to Application and Identification Required

All parties contributing to the rental payments must complete an application form.

All parties occupying the property over the age of 18 must complete an application form.

All applicants must supply 100 points of identification, including one form of photographic identification.

Copies of documents for unsuccessful application will be held on request for 48 hours, and thereafter shredded.

Timeframes and Approval Processes

Please allow at least two business days for the processing of your application.

All applications are referred to the owner of the property for final approval. The owner in their sole discretion makes the final decision on all applications.

The Nick Team Realty does not accept holding deposits or bond transfers under any circumstances.

Applicants must receive and review the General Tenancy Agreement (Form18a), including all standard terms and special conditions, before paying any money.

The Landlord and Applicant are bound by the General Tenancy Agreement (Form18a) immediately upon monies being paid for the property, and a tenancy is thereby formed.

The Applicant agrees to pay the full bond required (usually equivalent to four weeks rent) within 24 hours of receipt of the General Tenancy Agreement (Form18a) and provide proof of payment if required.

The Applicant acknowledges that unless the required payment is made within the agreed timeframe no tenancy is formed and the Agent may in their absolute discretion and without further notice accept any other application.

Initial payments may only be made by cash or bank cheque or by direct deposit to The Nick Team Trust Account.

I, _____, **have read, understood and agree to the above policies and procedures as they relate to my tenancy application.**

Signed _____ Dated _____

Application for Residential Tenancy

(One application to be completed per person)



Part 1 Rental Property Details

Item 1: Agent Details

Agency name:

TNT Property Solutions t/as The Nick Team ACN 098 160 617

Address:

202 Hawthorne Road, Hawthorne, Q., 4171

Phone:

+ 61 7 3395 7077

Mobile:

0411 599 751

Fax:

+ 61 7 3395 7078

Email: nick@thenickteam.com

Item 2: Property Details

Property address

Rent \$ a week a fortnight a month Bond \$

Tenancy term Insert "fixed term agreement" or "periodic agreement".

Starting on / / Ending on / /

Part 2 Applicant Details

Item 3: Contact Details

Full name

Date of Birth

Have you been known by any other name(s)? Yes No

If Yes, what other name(s) have you been known by?

Work phone

Mobile

Home phone

Email:

Driver's licence/Passport number

State

Number of vehicles

Registration number(s)

Item 4: Dependants

Do you have any dependants? Yes No

Dependant full name(s)

Relationship to Applicant

Dependant Date of Birth

Item 5: Smoking

Are you or any of the dependants living with you a smoker? Yes No

Item 6: Pets

Do you intend to keep pets at the property? Yes No

Number of pets

Type of pet/s

Are your pets registered with a council?

Yes No

If Yes, please state which council:

Item 7: Applicants Address History

Current residential address

Period of occupancy

Type of occupancy:

Rent Owner Other >

Current Agent/Lessor (if renting)

Agent/Lessor phone

Current rent

\$ a week a fortnight a month

Reason for leaving:

Previous residential address

Period of occupancy

Type of occupancy:

Rent Owner Other >

Previous Agent/Lessor

Agent/Lessor phone

Current rent

\$ a week a fortnight a month

Reason for leaving:

Item 8: Employment Details

Are you employed? Yes No (if no, please provide details of previous employer, if any)

Employment status: Full Time Part Time Casual Contract Self employed

Occupation

Net income (per week)

\$

Date commenced employment (approx)

Date terminated employment (if any)

Employer/Business Name

Address

Phone

If self employed, Accountant's Name

Phone

Item 9: Centrelink Payments

Are you receiving any regular Centrelink payments? Yes No

Description of payment(s)

Total income (per week)

\$

Date payments commenced

Item 10: Student Details

Are you studying full time? Yes No

Name of education institution you are currently attending

Student Identification Number

Are you an overseas student? Yes No

If yes, Visa expiry date:

Item 11: Personal References

Please do not list relatives, another applicant or partners and provide business hours contact numbers.

Referee 1

Relationship

Address

Phone/Mobile

Referee 2

Relationship

Address

Phone/Mobile

Item 12: Personal Representative

i.e. preferred person(s) to be contacted in the event of an emergency.

Representative 1

Relationship

Address

Phone

Representative 2

Relationship

Address

Phone

Part 3 Supporting Documents

Item 13: Identification

You are required to meet a 100 point identification criterion upon submission of your application. The agent/lessor may photocopy any item and retain as part of your application.

Please tick the identifying documents you have provided with your application.

IMPORTANT: At least one form of Photo Identification MUST be provided.

70 Points

Passport

Full birth certificate

Citizenship certificate

40 Points

Australian driver's licence

Student Photo ID

Department of Veterans Affairs card

Centrelink Card

Proof of age card

State/Federal Government Photo ID

25 Points

Medicare card

Council rates notice

Motor vehicle registration

Telephone bill

Electricity bill

Gas bill

Tenancy History Ledger

Bank statement

Credit card statement

Last FOUR rent receipts

Rent bond receipt

Previous tenancy agreement

Item 14: Proof of Income

You are also required to supply the agent/lessor with proof of your income upon submission of your application.

Employed: Last TWO pay slips.

Self employed: Bank Statements, Group Certificate, Tax Return or Accountant's letter.

Not employed: Centrelink Statement.

Part 4 Declaration

Please declare the following by selecting either TRUE or FALSE

I, the Applicant,

1. have never been evicted by an agent/lessor True False
2. have no known reasons that would affect my ability to pay rent True False
3. was refunded the rental bond for my last address in full (if applicable) True False
If false, please advise what deductions were made from your bond?
4. have no outstanding debt to another agent/lessor? True False
If false, why are you in debt to your past agent/lessor?

Part 5 Acknowledgement

Please acknowledge the following by selecting either Yes or No

I, the Applicant,

1. acknowledge that my personal contents insurance is not covered under any lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings. Yes No
2. understand that you as the agent/lessor have collected this information for the purpose of determining whether I am a suitable tenant for the property - in particular to check my identification, my ability to care for the property, my character and my creditworthiness. Yes No
 - 2.1 for such purposes, I authorise you to contact the persons named in this application, and to undertake such enquiries and searches (including tenancy databases searches) as you consider reasonably necessary. Yes No
 - 2.2 in doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. Yes No
3. acknowledge and accept that if this application is denied, the agent is not legally obliged to provide reasons as to why. Yes No
4. consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases. Yes No
5. acknowledge that I have received and reviewed the General Tenancy Agreement (Form 18a), the standard terms and any special terms before completing this application. Yes No
6. acknowledge that I have received or have available the Information Statement (Form 17a), body corporate by-laws (if applicable) before completing this application. Yes No
7. acknowledge that I have been made aware of the agency's Privacy Policy. Yes No
8. acknowledge that the lessor and applicant (tenant) are bound by this agreement immediately upon communication of either the lessor or agent's acceptance of the application. Yes No
9. consent to the use of email and facsimile in accordance with the provisions set out in Chapter 2 of the *Electronic Transactions (Queensland) Act 2001 (Qld)* and the *Electronic Transactions Act 1999 (Cth)*; Yes No
10. declare that the above information is true & correct and that I have supplied it of my own free will. Yes No

Name of Applicant

Signature

Date