

# Raine \& Horne Wagga Wagga 

38 Tompson Street, Wagga Wagga NSW 2650
PHONE: 0269258322
FAX: 0269258321
EMAIL: info@rhwagga.com.au

## Raine \& Horne Wagga Wagga requires 100 points of identification prior to approval of your application

If you receive any form of Government Assistance written confirmation MUST be included or if you are self employed a copy of your Profit \& Loss Statement and Accountant details will be required as proof of income.

Proof of income and photo identification ARE COMPULSORY and your application will not be processed until these are received.
PLEASE CIRCLE POINTS YOU ARE PROVIDING

| Drivers Licence OR Proof of age card OR Current Passport - COMPULSORY | 30 |
| :--- | :---: |
| Proof of Income - Recent payslip OR bank statement OR Centrelink Statement- COMPULSORY <br> (bank statement from internet without name and address will not be accepted) | 30 |
| Your last 4 rent receipts OR rental ledger OR front page of current RTA | 20 |
| Medicare Card OR Health Care Card | 10 |
| Electricity / Gas OR Phone Invoice with current address | 10 |
| Motor Vehicle OR Motor Bike registration | 10 |
| Copy of Birth Certificate | 10 |
| Debit/Credit Card | 10 |
| Water OR Council Rates with Current Address | 10 |
| NUMBER OF POINTS |  |

## SPECIAL CONDITIONS

1. The tenant confirms and agrees that they have been advised that the Strata Managing Agents will require an annual Fire Safety Inspection of the property and that the tenant will be required to give access to the property on a date and time advised advised by the strata manager. The tenant confirms that access will be given during the time specified by the strata managers and that failure to give access may result in a fine being issued by the strata managers and which will be paid by the tenant.
2. In the event that a Direct Debit is returned to the landlord, the tenant shall compensate the landlord immediately for costs incurred.
3. The tenant understands and agrees that the landlord's agent can use the office set of keys to the property described in this lease for all future routine inspections that are carried out during the fixed term or continuation period of this tenancy and they also understand and agree that the landlord may accompany the agent and that digital photographs and a video may be taken.
4. It is the tenant's responsibility to pay for any installation or connection fee for telephone, internet connections and permission must be sought and given for the installation of Pay TV dish to the building or connection for Cable TV.
5. Where a pet has been approved the tenant agrees to keep the property free of animal droppings and make good any damage to lawns and gardens caused by the animal during the tenancy.
6. The tenant understands and agrees that if any keys supplied at the start of the tenancy are not returned upon vacant possession the tenant will be required to have the locks changed and new keys supplied at their own expense.
7. The tenants are not to smoke inside the property.
8. Break Fee - should the tenant vacate the premises prior to the expiry of the fixed term of this agreement, the tenant agrees to:
a. The break fee will be as per the standard terms and conditions of lease.
b. Compensate the landlord expenses to find a replacement tenant including any letting fees, advertising costs and lease preparation fees.
9. Where there are gardens or lawns, the tenant is responsible for the upkeep of these, paying attention to the way the grounds were presented at commencement of the tenancy agreement.
10. The tenant acknowledges and agrees they have been advised that if the property is in a strata complex there is a driveway and/or walkway within the complex which other persons are legally entitled to share

## Signed By the Applicant:

## Application Form

For your application to be processed you must answer all questions

## AGENT DETAILS

## Raine \& Horne Wagga Wagga

38 Tompson Street, Wagga Wagga NSW 2650
P: 0269258322
F: 0269258321
E: info@rhwagga.com.au

## Property Manager:

A. PROPERTY DETAILS

1. What is the address of the property you would like to rent?
$\square$
2. How many people will normally occupy the property?
$\square$
Adults Children
(Ages: -)

## B. PERSONAL DETAILS

3. Please give us your details


First Language spoken

4. Please provide your contact details Home phone no.

Mobile phone no
$\square$
Work phone no.
Fax no.


Email address
$\qquad$
5. What is your current address?


How did you find out about the property?


Internet $\quad \square$ Sign $\quad \square$ Rental List
$\square$ Window Display $\square$ Agent Phoned

## C. PAYING RENT BY DIRECT DEBIT

Our office accepts payment of rent by Direct Debit from your bank account only. Our third party will charge per transaction as per the terms and conditions of their service

If your application is approved bank details will need to be provided at your lease signing appointment.

Please sign to acknowledge you have read Section $C$ and understand and agree to pay rent by direct debit

| Signature | Date |
| :---: | :---: |
| X | / / |

## D. FREE UTILITY CONNECTION SERVICE

## myc ${ }^{n n n e c t ~}{ }^{\circledR}$ <br> a really smart move

```
MyConnect will call you to arrange free
    connection of your required utilities
1300854478
~ enquiry@myconnect.com.au
\square \mp@code { m y c o n n e c t . c o m . a u }
```


## Yes, Please Contact Me

Unless I have opted out of this section, I/we:
Consent to the disclosure of information on this form to myconnect ABN 65627 003605 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.


OR Tick here to opt out


##  <br> E. DISCLAIMER/AUTHORITY

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter Into a Residential Tenancy Agreement.
I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have Inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal Information from:
(a) The owner or the Agent of my current or previous residence;
(b) My personal referees and employer/s;
(c) Any record listing or database of defaults by tenants such as NTD, TICA or TRA for the purpose of checking your tenancy history;
I am aware that I may access my personal information by contacting -
NTD: 1300563 826, TICA: 1902220 346, TRA: (02) 93639244
If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.
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 tradespeople or equivalent organisations to contact me (d) lodge/claim/transfer to/from a Bond Authority
(e) refer to Tribunals/Courts \& Statutory Authorities (where applicable) (f) refer to collection agents/lawyers (where applicable)
(g) complete a credit check with Tenancy Databases

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 cannot provide me with the lease/tenancy of the premises.

Signature
X

Date

## Please answer the following questions:

Have you ever been evicted by any landlord or agent?
Have you ever been refused another property?
Are you in debit to another landlord or agent?
Is there any reason that would affect your rent payment?

Yes No


## F. APPLICANT HISTORY

6. How long have you lived at your current address?

7. Are you renting or home owner? Renting
 Home Owner

8. Why are you leaving this address?

9. What was your previous residential address?

How long did you live at this address?

12. Agent/Landlord details of this property (if applicable)

Name of landlord or agent
$\square$

Landlord/agent's phone no.


Weekly rent paid
\$

Was bond refunded in full?


If not why not?

## G. EMPLOYMENT HISTORY

13. Please provide your employment details

What is your occupation?
$\square$
Employer's name (inc. accountant if self employed or institution if a student)
$\square$
Employer's address

14. Please provide your previous employment details Occupation?


## H. CONTACTS / REFERENCES

15. Please provide a contact in case of emergency

| Surname | Given name/s |
| :--- | :--- |
| \begin{tabular}{\|l|}
\hline
\end{tabular} | \begin{tabular}{\|l|}
\hline
\end{tabular} |
|  | Phone no. |
|  |  |

16. Please provide two personal references (not related to you)
17. Surname Given name/s

I. OTHER INFORMATION
18. Car Registration
$\square$
19. Please provide details of any pets $O R$ are you intending to keep any pets at this property:
Breed / type Council registration / number

| 1. |
| :--- |
| 2. |

19. Are you smoker?

YES $\square$

20. Are you considering an Aged Care Residence or D.H accommodation YES $\square$ NO $\square$
21. I Confirm the following:

During my inspection I found the property to be in a clean \& acceptable condition
YES $\square$

J. TERMS OF TENANCY
22. What lease term will you commit to?

23. Date you would like to commence the lease?

24. Property rental?
$\$$

PER
Week

Items you believe need attending prior to occupation (subject to owner's approval):
$\square$

Statement of costs:
To be paid to Raine \& Horne Wagga Wagga prior to signing the Residential Tenancy Agreement

Rental Bond equivalent to 4 weeks rent to be lodged with Rent Bond Board**Plus 2 weeks rent to be paid in advance. The holding fee being 1 weeks rent will form part of this amount.**
Initial payments must be in the form of a money order OR EFT into the trust account payable to: Raine \& Horne Power of 4 .
**A holding fee of 1 weeks rent will be required to be paid within 24 hours of this application being approved. The holding fee will be forfeited in full if you withdraw your application prior to signing the lease unless there has been a breach of Sect 24 of the Residential Tenancies Act 2010.


