

Residential Tenancy Application



Balwyn
289 Whitehorse Road 3103
Ph: (03) 9830 1644 Fax: (03) 9888 5997
balwyn@noeljones.com.au

Blackburn
8A Main Street 3130
Ph: 9841 3888 Fax: (03) 9894 0071
customerservice.njr@noeljones.com.au

Box Hill
532 Station Street 3128
Ph: (03) 9899 6466 Fax: (03) 9899 5150
boxhill@noeljones.com.au

Camberwell - Rentals
883 Toorak Rd 3124
Ph: (03) 9824 8222 Fax: (03) 9822 3106
rentals.camberwell@noeljones.com.au

Glen Iris
58 High St, 3146
Ph: (03) 9885 2444 Fax: (03) 9886 9555
gleniris@noeljones.com.au

Doncaster
702 Doncaster Rd, 3108
Ph: (03) 9848 7888 Fax: (03) 9848 7472
doncaster@noeljones.com.au

Ringwood/Croydon
265 Maroondah Hwy, Ringwood 3134
Ph: (03) 9879 4422 Fax: (03) 9879 5533
ringwood@noeljones.com.au

Mitcham (Blackburn Office)
8A Main Street, Blackburn 3130
Ph: 9841 3888 Fax: (03) 9894 0071
customerservice.njr@noeljones.com.au

Wantirna (Blackburn Office)
8A Main Street, Blackburn 3130
Ph: 9841 3888 Fax: (03) 9894 0071
customerservice.njr@noeljones.com.au

A. PROPERTY DETAILS

1. What is the address of the property you would like to rent?

Postcode

2. Property Rental

\$ Per week \$ Per month \$ Bond

3. Lease commencement date?

Day Month Year

4. Lease term?

Years Months

5. How many tenants will occupy the property?

Adults Children Age/s of children

B. PERSONAL DETAILS

6. Please provide your details

Mr Ms Miss Mrs Other

Surname Given Name/s

Date of Birth Driver's licence number

Driver's licence expiry date Driver's licence state

Passport no. Passport country

Pension no. (if applicable) Pension type (if applicable)

7. Please provide your contact details

Home phone no. Mobile phone no.

Work phone no. Fax no.

Email address

8. What is your current address?

Postcode

Property Manager Name

Application Fax to Direct Connect (If Required)

C. UTILITY CONNECTIONS

This is a FREE service that connects all your utilities and other services. Direct Connect can help arrange for the connection or provision of the following utilities and other services:

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



MAKES MOVING EASY

Please tick this box if you would like Direct Connect to contact you in relation to any of the above 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

PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F: 1300 664 185. www.directconnect.com.au

D. DECLARATION

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: 1300 563 826 TICA: 1902 220 346 TRA: (02) 9363 9244

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 NTD (National Tenancies Database)
- (h) transfer water account details into my name

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 Date

E. APPLICANT HISTORY

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

 Years Months

10. Why are you leaving this address?

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

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent

 \$

12. What was your previous residential address?

Postcode

13. How long did you live at this address?

 Years Months

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

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent

 \$

Was bond refunded in full?

If not why not?

15. Do you own a property within the local area?

Postcode

How long have you owned it for?

 Years Months
F. EMPLOYMENT HISTORY

16. Please provide your employment details

What is your occupation?

What is the nature of your employment?

(FULL TIME/PART TIME/CASUAL)

Employer's name (inc. accountant if self employed or institution if student)

Employer's address

Postcode

Contact name

Phone no.

Length of employment

 Years Months

Net Income

 \$

17. Please provide your previous employment details

Occupation?

Employer's name

Length of employment

 Years Months

Net Income

 \$
G. CONTACTS / REFERENCES

18. Please provide a contact in case of emergency

Surname

Given name/s

Relationship to you

Phone no.

19. Please provide 2 personal references (not related to you)

1. Surname

Given name/s

Relationship to you

Phone no.

2. Surname

Given name/s

Relationship to you

Phone no.

I. OTHER INFORMATION

20. Car Registration

21. Please provide details of any pets

Breed/type

Council registration / number

PLEASE NOTE

Initial payments must be made by Electronic Transfer or Bank Cheque within 24 hours after approval of application. No Personal Cheques accepted.

Keys will not be handed over until the lease agreement has been signed by all applicants.

This application is accepted subject to the availability of the property on the due date and no action shall be taken by the applicant against the landlord and the agent should any circumstances arise whereby the property is not available for occupation on the due date.

ELECTRONIC SERVICE OF DOCUMENTS

- a. The tenant acknowledges that the Agent/Landlord may send Notices via electronic means, and pursuant to the Electronic Transactions (Victoria) Act 2000 the tenant acknowledges that;
- b. The tenant consents to the receiving of certain notices and this application in writing and confirms that the email address provided in the original application form will be used by the Agent/Landlord for the purpose of receiving such notices.
- c. The tenant acknowledges that if they change email addresses during the term of the tenancy then it is the tenant's responsibility to notify the Agent/Landlord, in writing, of the new email address for the purpose of receiving Notices via electronic means. A failure to do so, shall not render notice invalid.
- d. The tenant acknowledges to enter into a binding agreement if the contract is signed by electronic signature.

PLEASE PROVIDE US WITH 100 POINTS OF IDENTIFICATION

Driver's Licence	50
Passport	50
Proof of Age Card	50
Student ID Card	50
Copy of Mobile Phone Account	20
Copy of Medicare Card	20
Concession / Pension Card	10
Copy of gas/Water/Electricity account	30 each

OFFICE USE ONLY

Property Rental

 \$ per week \$ per month