

# Rental Application



Elders Real Estate Victor Harbor - RLA62833  
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## Proof of identification & income requirements

We require each applicant to provide 2 documents verifying their identity, as well as 2 documents proof of income

**\*At least one (1) form of identification must be photographic:**

- o Current Driver's Licence
- o Passport (Current & Valid)
- o Proof of Age card with photo
- o Tertiary Education photo ID

**\*Plus one (1) additional form of identification showing Name & Address:**

**\* Proof of Income (2 documents required)**

- o Payslips
- o Centrelink Statement of Income
- o Bank statement (with outgoing transactions and account numbers redacted)

If your application is successful, you will be asked to pay the Bond and the first 2 weeks rent and sign the lease as soon as possible. Please see back page of this application to confirm amounts and financial responsibilities of tenants.

Your application will be processed with the information provided and submitted to the landlord for their acceptance or non-acceptance for tenancy. This is always a landlord decision. We are unable to give reasons for non-acceptance by a landlord.

Please note that any applicant who falsifies information completed on or supplied with this application form is guilty of an offence, which could result in the termination of your lease and expiation fees with a maximum penalty of \$20,000

Further information relating to renting, including information and assistance in other languages and formats, can be obtained here:

Consumer and Business Service : <https://www.sa.gov.au/topics/housing>

Interpreting and Translating Centre: <https://translate.sa.gov.au>

RentRight SA: <https://www.syc.net.au/services/housing-homelessness-support#renting-tenancy-advice>



**Property Details (must attached Property Information Sheet to Application to confirm details)**

Street Address of property:

Suburb:

State:

Postcode:

Rent: \$ / week

Bond: \$

Start date: / /

Tenancy Period: 6 / 12 months

Rental payment methods are: Internet Transfer / Bank deposit book

**Applicant 1**

Given Names:

Surname:

Mobile :

Home :

Email :

Are you over the age of 18? Yes / No

**Employment**

Gross weekly income: \$ per week

**Other Income**

Income Source:

Amount: \$ week/fortnight/annum

Income Source:

Amount: \$ week/fortnight/annum

**Emergency Contact**

Name:

Mobile:

**Applicant 2**

Given Names:

Surname:

Mobile :

Home :

Email :

Are you over the age of 18? Yes / No

**Employment**

Gross weekly income: \$ per week

**Other Income**

Income Source:

Amount: \$ week/fortnight/annum

Income Source:

Amount: \$ week/fortnight/annum

**Emergency Contact**

Name:

Mobile:

Rental History	
Current Address:	
Current Rent: \$	per week
Length of time:	years months
Current Landlord:	
Landlord Ph:	
Email :	
Reason for vacating:	
Previous Landlord/Agent (if less than 2 years at current address)	
Previous Landlord:	
Landlord Ph:	
Property rented:	

Rental History	
Current Address:	
Current Rent: \$	per week
Length of time:	years months
Current Landlord:	
Landlord Ph:	
Email :	
Reason for vacating:	
Previous Landlord/Agent (if less than 2 years at current address)	
Previous Landlord:	
Landlord Ph:	
Property rented:	

**Pets - if this question is not answered, we will assume you have NO pets and pets will not be approved**

Do you have pets? YES / NO

Does the pet(s) come inside? YES / NO

Please supply full details of all pets (Breed, Age, Desexed, Name, Registered)

# Tenancy Application Terms and Conditions

## 1. DEFINITIONS AND INTERPRETATION

In this Application, unless a contrary intention appears:

1.1 "Act" means the Residential Tenancies Act 1995;

1.2 "Agent" means the person or organisation specified on the front page of the application form;

1.3 "Applicant" or "You" means the person or persons about whom the information in this application pertains;

1.4 "Bond" means the amount specified in Item 4 of the Schedule of the Residential Tenancy Agreement;

1.5 "Personal information" is information as defined by the Privacy Act 1988;

1.6 "Premises" or "Property" means the site specified on the Property Information Sheet attached to this application;

1.7 "Rent" means the amount specified in Item 3 of the Schedule of the Residential Tenancy Agreement;

1.8 "Tenant" means the person or organisation specified in Item 6 of the Schedule of the Residential Tenancy Agreement;

1.9 "Term" means the period the lease specified in Item 5 of the Schedule of the Residential Tenancy Agreement.

The singular includes the plural and vice versa and references to natural persons include corporations and vice versa. Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

## 2. APPLICATION

The Applicant applies to the Agent to let the Property in accordance with the Terms and Conditions of this Application

## 3. APPLICANT'S OBLIGATIONS

3.1 The Applicant warrants that:

3.1.1 it has the legal capacity to enter into a residential tenancy agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection;

3.1.2 all information provided to the Agent in relation to this Application is true and correct and the Applicant undertakes to promptly advise the Agent of any change to that information;

3.2 The Applicant acknowledges that:

3.2.1 it is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by each Applicant and returned to the Agent;

3.2.2 it agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement;

3.2.3 it must provide the Bond plus an amount equal to 2 (2) weeks' rent by electronic transfer before taking possession of the Property.

## 4. AUTHORITY

4.1 The Applicant authorises the Agent:

4.1.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application;

4.1.2 to provide information related to the Applicant's tenancy of the Property to any person who is authorised in writing by the Applicant to enquire about that matter;

4.2 The Applicant authorises their current and previous landlord/agents as set out in this Application to disclose details of any current or previous tenancy

## 5. INCONSISTENCY

Subject to clauses 3.2.1 and 3.2.3 of this Application, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement the terms of the Residential Tenancy Agreement prevail.

## 6. PRIVACY

6.1 We respect your right to privacy and are committed to safeguarding your privacy. We adhere to the Australian Privacy Principles contained in the Privacy Act 1988.

6.2 The Personal Information the Applicant provides in this Application, on other documents or collected from other sources including by being entered into forms generation software and/or on websites is necessary for the Agent to verify the Applicant's identity and suitability to process and evaluate the Application and to manage any resultant tenancy.

6.3 Personal Information collected and stored about the Applicant prior to, during the course of the tenancy and immediately following its termination or expiry (if this Application is approved) or information already held on residential tenancy databases may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, this fact and other relevant Personal Information collected about the Applicant may also be disclosed to the Landlord, third party operators of residential tenancy databases and/or other agents.

6.4 The Agent collects, stores and manages your Personal Information in accordance with its own privacy policy and/or practices.

6.5 By signing this Application, You expressly consent to the collection and use of the Personal Information as provided for in this Clause 6.

6.6 You authorise Us to collect, use and disclose Personal Information about you for the primary purpose of the supply or proposed supply to you of services and in accordance with our privacy policy.

Applicant 1 confirms all information provided on this application form is true and correct, all ID and income documents have been provided and acknowledges receipt of the Property Information Sheet for the property listed on this application.

Full Name of Applicant 1

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Signature

Date

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Applicant 2 confirms all information provided on this application form is true and correct, all ID and income documents have been provided and acknowledges receipt of the Property Information Sheet for the property listed on this application.

Full Name of Applicant 2

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Signature

Date

If unsuccessful for this property I/We would like the agent to keep our application on file for a period of 3 months to use to apply for other listings

YES / NO



AS PART OF OUR friendly SERVICE

WE CAN connect THE FOLLOWING



Buying a new home?

Fill in your details below and one of Direct Connect's moving experts will be in touch to help you set up utilities and other services in your new home. It's a free service and you can do everything in one call.

New Address:

Settlement/Connection Date:

Full Name:

Phone:

Email Address:

Disconnection Address (if required):

YES, I consent to:



Elders Real Estate providing my personal information to Direct Connect including name, address, email and phone number. Direct Connect contacting me by phone, SMS and/or email during my move in relation to electricity, gas and the other services set out above. Direct Connect obtaining metering information for the premises I am moving to.

Signature

Date

Applicant 2 (if applicable)

Signature

Date

Name

Phone

Privacy Collection Statement: Direct Connect Australia Pty Limited (DCA) is collecting your personal information for the purposes of contacting you in relation to your utilities and services connections. DCA will otherwise collect, use and disclose your personal information for purposes set out in its Privacy Policy at www.directconnect.com.au/privacypolicy/. This information may be disclosed to third parties that help DCA deliver its services. The Privacy Policy explains how DCA will collect, use, store and disclose your personal information, the consequences for you if DCA does not collect this information, and the way in which you can access and seek correction of your personal information or complain about a breach of the Privacy Act. To obtain further information, you can contact DCA on 1300 664 715.

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