



EXPLANATION FOR APPLICANTS

Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

First, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

Third, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

Fourth, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary	of what will happen if Yo	и ар	ply to enter into	a Resid	lential Tenancy A	greement with t	he Lessor
Your action i	if You wish to apply for the	1.	Complete this App	olication.			
Residential '	Tenancy Agreement:	2.	Submit this Applic that may be reque	cation to t ested by th	he Property Manager ne Property Manager.	together with any O	ption Fee
Lessor's acti Your Applica	ion if You do not succeed with ation:	3.	If You are not the Fee will be refunde	successfu ed to You	l applicant and have p within 7 days of the d	aid an Option Fee, t ecision.	he Option
Lessor's acti Application:	ion if You succeed with Your	4.	Residential Tenan	cy Agreen	olicant, the Lessor will nent for the Premises sidential Tenancy Agro	which will grant You	proposed 1 the
	rill then need to do if You are ful Applicant:	5. 6.	requirements for t in Part C of the do document, a bindi and the Lessor. In no need for the Le Residential Tenan If any of the event	the creation cument, and Reside the case constant the case constant to the case constant the case constant to the case mention the constant to the case of the cas	enancy Agreement, con of the Residential Tond the Lessor (or the ntial Teanancy Agreer of where an Option Feroperty Manager to signent to exist. The din clause 5 of this exet out below in clause.	enancy Agreement Property Manager) s ment will exist betw e has been paid thei gn the document for Summary above do	set out sign the geen You re will be r a binding not occur
FOR:	Premises Address:						
Address 1							
Address 2							
Suburb					State	Postcode	
FROM:	Proposed Tenants' Names:						
	Given Name(s)				Family Name		
Tenant 1							
Tenant 2							
Tenant 3							
Tenant 4							
TO:	The Property Manager:						
Agency Name	Shellabears Real Estate						
Address	575 Stirling Highway, Cotteslo	oe, W	/A, 6011				
Telephone	08 9384 8000			Facsimile	08 9286 4000		
E-mail	leasing@shellabears.com.au						





Shellabears stellabears.conzul

PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1.	Prem	nises		
	Addr			
		ress 2		
	Subu	ırb	State Postcode	
2.	Rent	\$		per week
3.	Ontic	on Fee (if annlicable) S N/	A - submitting your application is free of charge.	
4.			int, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following :	
		UIRED MONEY		
	(a)	Security bond of	\$ 4 weeks rent	
	(a)	Security bollu of		
	(b)	Pet bond (if applicable)	\$ 260.00	
	(c)	First two weeks rent	\$	
	(d)	Less Option Fee (if paid)	\$ N/A	
	(e)	Total	\$	





PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

	INFORMATION FROM "YOU" (the proposed tenant or tenants)
	TENANCY DETAILS
5.	You require the tenancy for a period of months from to
6.	At a rent of \$ per week
7.	Total number of persons to occupy the Premises Adults Children Ages
8.	
ο.	
0	
9.	Do You intend applying for a residential tenancy bond from a State Government Department?
	If Yes, \$ Branch:
10.	Bank account details for refund of Option Fee (if applicable)
	Bank: BSB: Account No.: Account Name:
11.	Any Special Conditions requested by You:
12.	NOTE: The Lessor is not obliged to accept any of the Your Special Conditions. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy Email (optional): Fax (optional): Postal address (required): PO Box Town/City Postcode Address 1
	Address 2
13.	You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14.	You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15.	By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16.	If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17.	If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.



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- 18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:
 - (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
 - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
 - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
 - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
 - (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

20. DEFINITIONS

- (a) "Act" means the Residential Tenancies Act 1987 including any amendments.
 - "Application" means this Application to enter into a Residential Tenancy Agreement.
 - "Business Day" means any day except a Sunday or public holiday in Western Australia.
 - "Lessor" means the person/entity with the authority to lease the Premises.

"**Option Fee**" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:

- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.

"**Premises**" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.

"Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.

"Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.

"You" or "Your" means the person or persons making the Application to Lease the Premises.

- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.
- 21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy if the Application is successful may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law), other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name

	Given Name(s)	Family Name
Tenant 1		
Tenant 2		
Tenant 3		
Tenant 4		
Signature:		





NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

- It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
- 2.

The n	ame of e	each residentia	I tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy
agree	ment sh	ould be entere	d into with a person are set out below:
The c	ontact d	etails for the d	atabase operator(s) who operates the database(s) used by the PM as referred to above are as follows:
(a)		(strike out if i	napplicable)
	(i)		Box 120, Concord NSW 2137
	(ii)	•	190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
	(iii)	•	02) 9743 4844
	(iv)	Website: w	ww.tica.com.au
(b)		•	Database (strike out if inapplicable)
	(i)		O Box 13294, George Street 120, Brisbane QLD 4003
	(ii)	•	1300 563 826
	(iii)	Facsimile: (Email: info@	77) 3009 0619
	(iv) (v)		ww.ntd.net.au
	. ,		
(c)	Othe	r Databases (i	f applicable)
	(i)	Name:	
	(ii)	Address:	
	(iii)	Telephone:	
	(iv)	Facsimile:	
	(v)	Email:	
	(vi)	Website:	
Tl			
		,	formation from the database operator in the following manner:
(a)		TICA:	
	(i)	application f	ax application forms can be downloaded from <u>www.tica.com.au</u> . Information regarding applicatino fees can be found on the orm;
(b)	as to	the National 7	enancy Database;
	(i)	A request fo	r rental history file can be downloaded from <u>www.ntd.net.au</u> . A link to the form can be found under the tab "For Tenants".
	(ii)	A request fo	r rental history may be submitted by post, fax or email.
/ \			

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.



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YOUR ((First Perso	n's) PARTICULAF	RS				
Given Nan	ne(s)				Family Name		
Address 1					,		
Address 2							
Suburb						State	Postcode
Phone No	Work		Mc	bile		Home	
Email							
Date of Bi	rth	Place of Birth		Family Nan	ne at Birth		Australian Citizen Yes No
DOCUM	ENTS TO CO	NFIRM YOUR IDEN	TITV				
Drivers Lic		NTIKM TOOK IDEN	State		Passport No		
Other ID	ence ivo		State		rassportivo		
	dontification (lic	ence number/bankcard e	+c)				
	pe & Registration		(LC)				
		Your Application					
Anytimis	cise to support	тоат Аррисаціон					
Smoker	Yes No						
Personal F	References a)	NAME				TELEPHONE	
	b)	NAME				TELEPHONE	
(i)	Name of curren	t lessor or managing age	ent to whom rent is n	aid			
(1)	Nume of currer	ic leader of managing ago	ene to whom rene is p	uiu		Phone No	
	Address						
	Rental Paid	\$	P	eriod Rented From		То	
	Reason for leav						
(ii)	Previous addre	es of Applicant					
		us lessor or managing ag	sent to whom rent w	as naid			
	Traine or previo	as ressor or managing ag	Serie to Wildin Tene W	из рата		Phone No	
	Address					Thore to	
	Rental Paid	\$	P	eriod Rented From		То	
	Reason for leav			and Nemed From			
		- 1					
(iii)	Occupation				(Note: Yo	our Employer may be cor	tacted to verify employment)
	Employer					Phone No	
	Period of Emplo	oyment				Wage \$	
	If less than 12 r	nonths, name and addre	ss of previous emplo	yer			
	Explanation if r	no employment:					
(iv)	Next of Kin (No	te: These people may be	contacted to verify p	particulars)			
	First Next of Ki	n NAME				TELEPHONE	
		ADDRESS					
	Second Next of	Kin NAME				TELEPHONE	
		ADDRESS					
	Emorgons	tact (name and address	and tolophone) [N-	to. Those poorle	o contacted to	rifu particulare 1	
	First Contact		ани тегерноне) (МО	te. These people may t	oe contacted to ver		
	riist Contact	NAME				TELEPHONE	
		ADDRESS					
	Second Contact					TELEPHONE	
		ADDRESS					



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YOUR (Second Persor	ı's) PARTICUL	ARS					
Given Nam						Family Name		
Address 1						,		
Address 2								
Suburb							State	Postcode
Phone No	Work			Mobile			Home	
Email								
Date of Bir	rth	Place of Birth			Family Nan	ne at Birth		Australian Citizen Yes No
		-						
DOCUM	ENTS TO CONFI	DW AUTH IDENI	TITV					
Drivers Lice		KIMI TOOK IDEN	State			Passport No		
Other ID	ence No		State			1 assport No		
	entification (licence	numher/hankcard e	tc)					
	pe & Registration No		10)					
	else to support Your							
,, cg c	and to support you.	, присастот						
Smoker	Yes No	,						
Personal R	leferences a) NAI	ИЕ					TELEPHONE	
	b) NAI	ИЕ					TELEPHONE	
(i)	Name of current les	sor or managing age	nt to whom re	nt is paid				
							Phone No	
	Address							
	Rental Paid	\$		Period Rer	nted From		То	
	Reason for leaving							
/::\	Previous address of	Applicant						
	Name of previous le		ont to whom r	ont was paid				
	Name of previous le	SSOI OI IIIAIIASIIIS AS	ent to whom	ent was paid			Phone No	
	Address						1 Hone Ive	
	Rental Paid	\$		Period Rer	nted From		То	
	Reason for leaving	<u> </u>		. c.iou itei				
(iii)	Occupation					(Note: Vo	our Employer may he	contacted to verify employment)
	Employer					(Note: 10	Phone No	
	Period of Employme	ent						\$
	If less than 12 mont	•	s of previous e	emplover			5	¥
	Explanation if no en	nployment:						
(iv)	Next of Kin (Note: T	hese people mav be	contacted to v	erify particular	·s)			
	First Next of Kin	NAME		, , , , , , , , ,			TELEPHONE	
	THIST NEXT OF KILL	ADDRESS					TEELITIONE	
	Second Next of Kin	NAME					TELEPHONE	
		ADDRESS						
	Emergency Contact	(name and address	and telephone)	[Note: These	e people may b	e contacted to ve	rify particulars.]	
	First Contact	NAME					TELEPHONE	
		ADDRESS						
	Second Contact	NAME					TELEPHONE	
		ADDRESS						



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YOUR	(Third Pers	on's) PARTICULA	RS				
Given Nar	me(s)				Family Name		
Address 1							
Address 2							
Suburb						State	Postcode
Phone No	Work		Mobile			Home	
Email			<u> </u>	I			
Date of Bi	irth	Place of Birth		Family Nam	e at Birth		Australian Citizen Yes No
		1		1			
DOCUM	ENTS TO CO	NFIRM YOUR IDEN	TITY				
Drivers Li			State		Passport No		
Other ID							
Proof of I	dentification (lic	ence number/bankcard e	etc)				
	/pe & Registrati		·				
		Your Application					
, 3							
Smoker	Yes No)					
Personal I	References a)	NAME				TELEPHONE	
	b)	1				TELEPHONE	
(1)							
(i)	Name of currer	nt lessor or managing age	ent to wnom rent is paid			Phone No	
	Address					Phone No	
	Rental Paid	ė	Doring	I Rented From		То	
		\$	Perior	I Relited From		10	
	Reason for lea	vill8					
(ii)	Previous addre	ss of Applicant					
	Name of previo	ous lessor or managing ag	gent to whom rent was pa	aid			
						Phone No	
	Address						
	Rental Paid	\$	Period	I Rented From		То	
	Reason for lea	ving				<u> </u>	
(iii)	Occupation				(Note: Yo	ur Emplover mav be cor	tacted to verify employment)
,	Employer				,	Phone No	, , , , , , , , , , , , , , , , , , , ,
	Period of Empl	ovment				Wage \$	
		months, name and addre	ss of previous employer				
	Explanation if	no employment:					
	'	. ,					
(iv)	Next of Kin (No	ote: These people may be	contacted to verify partic	culars)			
	First Next of K	in NAME				TELEPHONE	
		ADDRESS					
	Second Next o	f Kin NAME				TELEPHONE	
	Second Next o	ADDRESS					
	Email: - C		and salanteers \ Factor = -	These was also		(A	
			and telephone) [Note: T	riese people may b	e contacted to veri		
	First Contact	NAME				TELEPHONE	
		ADDRESS					
	Second Contac	t NAME				TELEPHONE	
		ADDRESS					





YOUR	(Fourth Person	's) PARTICULA	\RS					
Given Na	me(s)				Family Name			
Address 1	1							
Address 2	2							
Suburb						State	Postcode	
Phone No	o Work		Mob	ile		Home		
Email								
Date of B	Birth	Place of Birth		Family Nam	e at Birth		Australian Citizen Y	es No
				, , , , , , , , , , , , , , , , , , ,				
DOCUM	MENTS TO CONFI	RM YOUR IDENT	TITY					
Drivers Li	icence No		State		Passport No			
Other ID					,			
Proof of I	Identification (licence	number/bankcard et	c)					
	ype & Registration No		·					
	gelse to support Your A							
, ,	,							
Smoker	Yes No							
Personal	References a) NAM	16				TELEPHONE		
rersonar	b) NAN					TELEPHONE		
	•	1				TEEET HONE		
(i)	Name of current less	or or managing ager	nt to whom rent is pa	id				
						Phone No		
	Address							
	Rental Paid	\$	Per	riod Rented From		То		
	Reason for leaving							
(ii)	Previous address of	Applicant						
,	Name of previous les		ent to whom rent was	s naid				
				F-1		Phone No		
	Address						<u> </u>	
	Rental Paid	\$	Per	riod Rented From		То		
	Reason for leaving	7	1 01	Tou Nemed 1 Tom		10		
	reason for leaving	<u> </u>						
(iii)	Occupation				(Note: Your Em	nnlover mav he	contacted to verify employm	nent)
()	Employer				(**************************************	Phone No		
	Period of Employme	nt					\$	
	If less than 12 month	<u> </u>	of previous employe	ar		Wasc	٠ <u> </u>	
	II 1633 CHAIT IZ IIIOITCI	is, fiame and address	3 of previous employe	=1				
	Explanation if no em	inlovment.						
	Explanation in no cir	proyment.						
(iv)	Next of Kin (Note: Th	nese people may be o	contacted to verify pa	rticulars)				
` '	First Next of Kin	NAME	71	<u> </u>		TELEPHONE		
	THE WEXT OF KIN	ADDRESS				12221110112		
	Second Next of Kin	NAME				TELEPHONE		
		ADDRESS						
	Emergency Contact	(name and address a	nd telephone) [Not	e: These people may b	e contacted to verify pa	rticulars.]		
	First Contact	NAME				TELEPHONE		
		ADDRESS						
	Second Contact	NAME				TELEPHONE		
		ADDRESS					<u>I</u>	





By Signing this document You Your Application may or may	are making an application to en not be successful.	ter into a Residential Tenan	cy Agreement in relation to	o the Premises.
	not be successful.	ter into a Residential Tenan	cy Agreement in relation to	o the Premises.
Your Application may or may	not be successful.	ter into a Residential Tenan	cy Agreement in relation to	
Your Application may or may Your Signature (First Person	not be successful.	ter into a Residential Tenan	cy Agreement in relation to	Date