



MACK HALL
REAL ESTATE

REAL ESTATE AGENTS AUCTIONEERS PROPERTY MANAGERS

35 Guger Street
Claremont WA 6010

PO Box 388
Claremont WA 6910

T 9286 5599
F 9286 5577

36 Outram Street
West Perth WA 6005

PO Box 1249
West Perth WA

T 9481 4962
F 6311 7394

APPLICATION FOR A RESIDENTIAL TENANCY

To ensure your application is processed as quickly as possible, please adhere to the following requirements;

- **The property must be viewed by the applicants in the presence of one of our Property Managers prior to the application being submitted.** The application is for the property as seen at the time of the viewing. Should the applicant wish to add special conditions to the application they can do so.
- **The application must be completed in full and signed and initialled by all applicants.**
- **The application MUST be lodged along with the following;**
 - ✓ Photo Identification for each applicant e.g. Drivers Licence/Passport
 - ✓ Proof of current address e.g. Drivers License/Utility Bill
 - ✓ Proof of income e.g. latest payslip or bank statement

Only complete this APPLICATION if you are sure that you want to enter into a Lease with the Owner for the Premises, or hold the Premises for a period.

To enable the Owner of the Premises to determine in their opinion, who is the most suitable person, the Agent requires some background information about you.

The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Lease.

The purpose of this form is:

First, to inform the Owner of Your details, and your requirements for the Lease; for example, if You wish to have pets at the Premises.

Second, 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 (4 weeks rent), the Pet Bond (\$260) and the initial Rent payment (First 2 weeks of rent).

Third, to make You aware of the terms of the Lease (including special conditions) associated with the Lease if the Offer is accepted and the Option is accepted.



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100 Points Identification

Guidelines:

One form of identification must have a current photo. No more than 1 form of identification for each category.

TYPE OF CHECK	POINTS	NOTES
Passport (current or expired by less than 2 years) Not Cancelled	70	Must contain photo.
Citizenship Certificate (Australian Only)	70	Select only from this category.
Birth Certificate (original or extract)	70	
Drivers License	40	Must contain name, expiry date, photo or signature.
Renewed, interim, provisional, truck or learners	40	
Other acceptable Government Issued licenses including boat or piolet	40	
Pension or Government health card	40	Reference No. required
Social Security Id card	40	
Rate notice (current). Provide the D.P number	35	
Public Liability (water rate notice, energy, gas or telephone account) No mobile phone accounts	35	
Medicare Card	25	
Financial institution credit cards, cash cards or passbook	25	Your name from two cards from different banks. Only one current card/ passbook can be accepted form each financial institution.

application to enter into residential tenancy agreement



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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 You apply to enter into a Residential Tenancy Agreement with the Lessor

Your action if You wish to apply for the Residential Tenancy Agreement:	<ol style="list-style-type: none">1. Complete this Application.2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.
Lessor's action if You do not succeed with Your Application:	<ol style="list-style-type: none">3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.
Lessor's action if You succeed with Your Application:	<ol style="list-style-type: none">4. If You are the successful applicant, 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.
What You will then need to do if You are the successful Applicant:	<ol style="list-style-type: none">5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist.6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.

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	Buonvista Pty Ltd T/A Mack Hall Real Estate		
Address	35 Guger Street, Claremont, WA, 6010 or 36 Outram Street, West Perth WA 6005		
Telephone	9286 5599	Facsimile	9286 5577
E-mail	forlease@mackhall.com.au		

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PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises

Address 1

Address 2

Suburb

State

Postcode

2. Rent \$ per week

3. Option Fee (if applicable) \$

4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

REQUIRED MONEY

(a) Security bond of \$

(b) Pet bond (if applicable) \$

(c) First two weeks rent \$

(d) Less Option Fee (if paid) \$

(e) **Total** \$

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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. Pets - Type of Pet Breed Number Age
Type of Pet Breed Number Age
9. Do You intend applying for a residential tenancy bond from a State Government Department? ☐ Yes ☐ No
- 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:

NOTE: The Lessor is not obliged to accept any of the Your Special Conditions.

12. 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	<input type="text"/>	Town/City	<input type="text"/>	Postcode	<input type="text"/>
Address 1	<input type="text"/>				
Address 2	<input type="text"/>				

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:

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application to enter into residential tenancy agreement



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NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES

Section 82C - Residential Tenancies Act 1987

1. 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 name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

(a) **TICA** (strike out if inapplicable)

- (i) **Address:** PO Box 120, Concord NSW 2137
- (ii) **Telephone:** 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
- (iii) **Facsimile:** (02) 9743 4844
- (iv) **Website:** www.tica.com.au

(b) **National Tenancy Database** (strike out if inapplicable)

- (i) **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003
- (ii) **Telephone:** 1300 563 826
- (iii) **Facsimile:** (07) 3009 0619
- (iv) **Email:** info@ntd.net.au
- (v) **Website:** www.ntd.net.au

(c) **Other Databases** (if applicable)

- (i) **Name:**
- (ii) **Address:**
- (iii) **Telephone:**
- (iv) **Facsimile:**
- (v) **Email:**
- (vi) **Website:**

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

- (i) Postal and fax application forms can be downloaded from www.tica.com.au. Information regarding application fees can be found on the application form;

(b) as to the National Tenancy Database:

- (i) A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
- (ii) A request for rental history may be submitted by post, fax or email.

(c) as to

- (i)

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 Person's) PARTICULARS

Given Name(s)					Family Name		
Address 1							
Address 2							
Suburb					State	Postcode	
Phone No	Work		Mobile		Home		
Email							
Date of Birth		Place of Birth		Family Name at Birth		Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No	

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No		State		Passport No	
Other ID					
Proof of Identification (licence number/bankcard etc)					
Vehicle Type & Registration No					
Anything else to support Your Application					

Smoker ☐ Yes ☐ No

Personal References	a) NAME		TELEPHONE	
	b) NAME		TELEPHONE	

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No	
Address		
Rental Paid \$	Period Rented From	To
Reason for leaving		

(ii) Previous address of Applicant

	Phone No	
Address		
Rental Paid \$	Period Rented From	To
Reason for leaving		

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer		Phone No	
Period of Employment		Wage \$	
If less than 12 months, name and address of previous employer			
Explanation if no employment:			

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Second Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]				
First Contact	NAME		TELEPHONE	
	ADDRESS			
Second Contact	NAME		TELEPHONE	
	ADDRESS			

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YOUR (Second Person's) PARTICULARS

Given Name(s)					Family Name				
Address 1									
Address 2									
Suburb					State		Postcode		
Phone No	Work			Mobile			Home		
Email									
Date of Birth		Place of Birth			Family Name at Birth			Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No	

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No		State		Passport No			
Other ID							
Proof of Identification (licence number/bankcard etc)							
Vehicle Type & Registration No							
Anything else to support Your Application							

Smoker ☐ Yes ☐ No

Personal References	a) NAME		TELEPHONE	
	b) NAME		TELEPHONE	

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No	
Address		
Rental Paid	\$	
Period Rented From		To
Reason for leaving		

(ii) Previous address of Applicant

	Phone No	
Address		
Rental Paid	\$	
Period Rented From		To
Reason for leaving		

(iii) Occupation

	(Note: Your Employer may be contacted to verify employment)	
Employer		Phone No
Period of Employment		Wage \$
If less than 12 months, name and address of previous employer		
Explanation if no employment:		

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Second Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]				
First Contact	NAME		TELEPHONE	
	ADDRESS			
Second Contact	NAME		TELEPHONE	
	ADDRESS			

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YOUR (Third Person's) PARTICULARS

Given Name(s)		Family Name	
Address 1			
Address 2			
Suburb		State	Postcode
Phone No	Work	Mobile	Home
Email			
Date of Birth	Place of Birth	Family Name at Birth	Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No	State	Passport No
Other ID		
Proof of Identification (licence number/bankcard etc)		
Vehicle Type & Registration No		
Anything else to support Your Application		

Smoker ☐ Yes ☐ No

Personal References	a) NAME	TELEPHONE
	b) NAME	TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

		Phone No
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(ii) Previous address of Applicant

		Phone No
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME	TELEPHONE
	ADDRESS	
Second Next of Kin	NAME	TELEPHONE
	ADDRESS	
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]		
First Contact	NAME	TELEPHONE
	ADDRESS	
Second Contact	NAME	TELEPHONE
	ADDRESS	

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YOUR (Fourth Person's) PARTICULARS

Given Name(s)					Family Name		
Address 1							
Address 2							
Suburb					State	Postcode	
Phone No	Work		Mobile		Home		
Email							
Date of Birth		Place of Birth		Family Name at Birth		Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No	

DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No		State		Passport No	
Other ID					
Proof of Identification (licence number/bankcard etc)					
Vehicle Type & Registration No					
Anything else to support Your Application					

Smoker ☐ Yes ☐ No

Personal References	a) NAME		TELEPHONE	
	b) NAME		TELEPHONE	

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No	
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(ii) Previous address of Applicant

Name of previous lessor or managing agent to whom rent was paid

	Phone No	
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(iii) Occupation

	(Note: Your Employer may be contacted to verify employment)
Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Second Next of Kin	NAME		TELEPHONE	
	ADDRESS			
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]				
First Contact	NAME		TELEPHONE	
	ADDRESS			
Second Contact	NAME		TELEPHONE	
	ADDRESS			

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**By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises.
Your Application may or may not be successful.**

Your Signature (**First Person**)

Date

Your Signature (**Second Person**)

Date

Your Signature (**Third Person**)

Date

Your Signature (**Fourth Person**)

Date



Application to Enter into Residential Tenancy Agreement Special Conditions

1) RE-INSPECTIONS

In the event that the property is not presented in a clean, tidy and presentable state and the gardens are not well maintained for the inspection (as per the inspection guidelines), a Breach of Agreement notice will be issued and a re-inspection of the property will be conducted.

2) FLOORBOARDS/CARPETS

Felt must be applied to all furniture to prevent scratching to any type of flooring. Carpets should be cleaned annually to prevent wear down and in ground staining. Pot plants are not to be placed on the floors without a catchment tray.

3) BREAKING YOUR LEASE

The Tenant understands their legal responsibility to honour the terms and conditions of their Tenancy agreement. If the Tenant decides to break their lease, the following penalties and conditions apply:

RENT until the property is re-let or the lease expires, whichever is first;

ADVERTISING incurred in the re-letting process;

LETTING FEE to reimburse the owner for the unexpired portion of the letting fee paid by the owner to the agent at the commencement of the tenancy, only applicable in the initial tenancy agreement.

UPKEEP of the rented premises, including the lawns, gardens and pool (if applicable) until the property is re-let or the lease expires, whichever is the sooner.

4) FINAL BOND INSPECTION

The Property Manager will conduct the bond inspection within 2 weeks of the Tenant vacating. If the final inspection is not passed and the Agent needs to contact contractors on your behalf, these charges will be passed on in full and this may delay the processing of your bond.

5) CONTRACTOR CALL OUT FEES

Tenants will be liable for contractors call out fees if they have made an allocated day and time for the repairs and not allowed access or not been home. The Tenant will also be charged if the trades person finds no fault and reports back as a user error.

6) EXHAUST FANS

The Tenant must clean exhaust fans regularly to avoid blockages resulting in electrical faults and problems. Any charges incurred through not cleaning the exhaust fans will be at the Tenants expense. If the property is not fitted with an exhaust fan, it is the Tenants responsibility to make every reasonable effort to prevent the build up of mould, mildew, condensation and odours in the property, including ventilation by means of opening the window.

7) VACATING

Upon the Termination of the tenancy, the Tenant agrees to:

a) have the carpets professionally steam cleaned by a reputable cleaner, and provide a copy of the receipt to the Agent when handing back the keys.

b) have the windows/flyscreens (internally & external) cleaned by a reputable cleaning company, and provide a copy of the receipt to the agent for the same.

8) KEYS / REMOTES

The Tenant acknowledges that rent will be charged on a daily basis until all keys, remotes, and swipe cards (if applicable) provided to them at the commencements of their Tenancy, are returned to the Agent once the vacating date has expired. The Tenant acknowledges that if any remote and/or swipe cards (applicable) are lost, misplaced or damaged, the repair/replacement will be at the Tenants expense.

9) DEBT COLLECTION & LEGAL ACCOUNTS

The Tenant understands and acknowledges that if any debts are incurred by the Landlord or the Agent via the Tenants direct action or damage to the property and / or non payment of rent where a Debt Collection Company has to be engaged, the Tenant may be liable to pay all costs of collection of outstanding fees including court fees.



Application to Enter into Residential Tenancy Agreement Special Conditions

10) GARAGE / PARKING BAY

The Tenant is aware and agrees that any garage/carport at the property is intended for cars to be kept and not considered weather proof. Should the Tenant use the garage/carport for storage; it is at their own risk, should the garage flood with heavy rains. The Tenant agrees to use drip trays on the garage / carport floor to prevent oil staining. Should stains be evident at the final inspection, the Tenant may be liable for the cost of professional stain removal.

11) FURTHER OCCUPANTS

If any further occupants wish to reside at the property, they must complete an application form and be approved by the owner PRIOR to moving in.

12) INVOICES

All miscellaneous charges (eg gas, electricity, water consumption, pool chemicals etc) must be paid within 14 days of receipt of invoice.

13) RUBBISH WHEN VACATING

The Tenant is responsible for removing ALL rubbish prior to vacating the property. The Tenant is aware that any rubbish left in or around the property upon vacating may incur removal costs. The Tenant agrees to hose out and clean the bin prior to vacating.

14) RETICULATION

It is the Tenant's responsibility to ensure the reticulation system is in good working order and to report any faults to the Agent immediately. Tenants are responsible to service and clean the sprinkler heads and sprayers twice yearly to ensure they are working correctly. The Owner is responsible for all underground reticulation at the property, i.e. solenoids, piping, wiring and reticulation control box.

15) FURNITURE & LINEN (IF APPLICABLE)

The Tenant agrees to regularly clean the filters of the washing machine and dryer. Front loader washing machine doors should be left open after use and the rubber seal regularly cleaned to prevent mould build up. The Tenant agrees to have all linen freshly laundered and all soft furnishings professionally cleaned when they vacate the property this includes mattresses. A copy of the receipt is required upon vacating and returning of the keys. If the receipt is not sighted by the office, the cost will be deducted from the tenants bond. Additionally all furniture and equipment must be returned to the original place upon occupancy, as per the Property Condition Report.

16) POOL MAINTENANCE (IF APPLICABLE ONLY WHEN INCLUDED IN RENT)

The rent includes the cost of the pool maintenance. This is defined as the pool being attended to once a month by the owner/agent or elected contractor for extra cleaning, water testing, topping up of chemicals and checking of the pools systems. The Tenant is responsible for the cost of any chemicals required and keeping the pool free from debris. A full handover to the Tenants will be provided by the Owner/Agent or Contractor.

17) GARDEN MAINTENANCE (IF APPLICABLE ONLY WHEN INCLUDED IN RENT)

The rent includes the cost of garden maintenance and lawn mowing, to be supplied by the owner/agent at such reasonable intervals as the owner directs. The Tenant agrees to make the gardens accessible for maintenance at all reasonable times. Between regular services, the Tenant agrees to maintain the lawns (including on verges), edges and gardens in a clean and tidy condition and to regularly fertilise and water and keep the entire grounds free from weeds/garden debris and rubbish (including between pavers) at all times. The Tenant must inform the agent/owner of any issues arising from the neglect of the supplied garden maintenance services.

18) GARDEN MAINTENANCE (IF APPLICABLE WHEN NOT INCLUDED IN RENT)

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1) RE-INSPECTIONS

In the event that the property is not presented in a clean, tidy and presentable state and the gardens are not well maintained for the inspection (as per the inspection guidelines), a Breach of Agreement notice will be issued and a re-inspection of the property will be conducted.

2) FLOORBOARDS/CARPETS

Felt must be applied to all furniture to prevent scratching to any type of flooring. Carpets should be cleaned annually to prevent wear down and in ground staining. Pot plants are not to be placed on the floors without a catchment tray.

3) BREAKING YOUR LEASE

The Tenant understands their legal responsibility to honour the terms and conditions of their Tenancy agreement. If the Tenant decides to break their lease, the following penalties and conditions apply:

RENT until the property is re-let or the lease expires, whichever is first;

ADVERTISING incurred in the re-letting process;

LETTING FEE to reimburse the owner for the unexpired portion of the letting fee paid by the owner to the agent at the commencement of the tenancy, only applicable in the initial tenancy agreement.

UPKEEP of the rented premises, including the lawns, gardens and pool (if applicable) until the property is re-let or the lease expires, whichever is the sooner.

4) FINAL BOND INSPECTION

The Property Manager will conduct the bond inspection within 2 weeks of the Tenant vacating. If the final inspection is not passed and the Agent needs to contact contractors on your behalf, these charges will be passed on in full and this may delay the processing of your bond.

5) CONTRACTOR CALL OUT FEES

Tenants will be liable for contractors call out fees if they have made an allocated day and time for the repairs and not allowed access or not been home. The Tenant will also be charged if the trades person finds no fault and reports back as a user error.

6) EXHAUST FANS

The Tenant must clean exhaust fans regularly to avoid blockages resulting in electrical faults and problems. Any charges incurred through not cleaning the exhaust fans will be at the Tenants expense. If the property is not fitted with an exhaust fan, it is the Tenants responsibility to make every reasonable effort to prevent the build up of mould, mildew, condensation and odours in the property, including ventilation by means of opening the window.

7) VACATING

Upon the Termination of the tenancy, the Tenant agrees to:

a) have the carpets professionally steam cleaned by a reputable cleaner, and provide a copy of the receipt to the Agent when handing back the keys.

b) have the windows/flyscreens (internally & external) cleaned by a reputable cleaning company, and provide a copy of the receipt to the agent for the same.

8) KEYS / REMOTES

The Tenant acknowledges that rent will be charged on a daily basis until all keys, remotes, and swipe cards (if applicable) provided to them at the commencements of their Tenancy, are returned to the Agent once the vacating date has expired. The Tenant acknowledges that if any remote and/or swipe cards (applicable) are lost, misplaced or damaged, the repair/replacement will be at the Tenants expense.

9) DEBT COLLECTION & LEGAL ACCOUNTS

The Tenant understands and acknowledges that if any debts are incurred by the Landlord or the Agent via the Tenants direct action or damage to the property and / or non payment of rent where a Debt Collection Company has to be engaged, the Tenant may be liable to pay all costs of collection of outstanding fees including court fees.