

RESIDENTIAL TENANCY APPLICATION

IN ORDER TO PROCESS YOUR APPLICATION, **ALL** SECTIONS OF THE APPLICATION MUST BE COMPLETED, IN ADDITION THE BELOW MUST BE SUBMITTED WITH YOUR APPLICATION, PLEASE TICK THE BELOW TO CONFIRM

Applicant/s Name: _____

Property Address: _____

Date: _____

Once we received your completed application form, we will endeavour to have your application processed within 24 hours. It is important we can contact all your references

In order for you to secure the property, you must transfer the bond and two weeks rent within 36 hours of acceptance of this application form

Tenant Checklist

Pease tick off accordingly

<input type="checkbox"/>	Application Fully Completed
<input type="checkbox"/>	Next of Kin details is not a person residing in the property
<input type="checkbox"/>	Character Reference/Next of Kin/Emergency Contact are different people & full names & phone numbers provided
<input type="checkbox"/>	All Applicants, 18 years and over have signed all relevant pages
<input type="checkbox"/>	Mobile Phone Numbers & Email address provided for each Applicant
<input type="checkbox"/>	100 Points of Identification is attached for every Applicant 50 Points - Current photo Driver's License (Australian or International) 50 Points - Current Passport & Visa; Proof of Age card 20 Points - Current Medicare/Healthcare Card; EFTPOS/Credit Card, Student Card; recent Utility bill (displaying your name and current address); Birth Certificate; Citizenship Certificate
<input type="checkbox"/>	Payroll Activity Slips for last month for each Applicant and or Current Bank Statement showing available funds
<input type="checkbox"/>	

THANK YOU for applying for a rental property through Martino Property Group

ALL APPLICANTS WILL BE NOTIFIED OF THE OUTCOME OF THEIR APPLICATION, EITHER VIA EMAIL, SMS or PHONE CALL.

Martino Property Group
5/250 Oxford Street, Leederville WA 6007
94437088

Email your Application to: pmassist@martinopg.com.au

APPLICANT ONE

Surname: _____

Given Names: _____

Drivers Licence: _____

Passport No: _____

D.O.B ____/____/____

Mobile: _____

Home No: _____

Work No: _____

Email: _____

Smoker: Yes/No

Present Address: _____

Agents/Lessor Name: _____

Phone: _____

Agents/Lessor Address: _____

Email: _____

Rental Amount Paid: \$ _____

per week

Tenancy Dates: ____/____/____

to

____/____/____

Reason for Leaving: _____

Previous Address: _____

Agents/Lessor Name: _____

Phone: _____

Agents/Lessor Address: _____

Email: _____

Rental Amount Paid: \$ _____

per week

Tenancy Dates: ____/____/____

to

____/____/____

Reason for Leaving: _____

IF SELF EMPLOYED INCOME STATEMENTS MUST BE SUPPLIED

Current Occupation: _____

Commenced: ____/____/____

Employers Name: _____

Contact No: _____

Employers Address: _____

Manager: _____

Annual Wage: \$ _____

Previous Occupation: _____

Period: ____/____/____

to

____/____/____

Employers Name: _____

Contact No: _____

Employers Address: _____

Manager: _____

NEXT OF KIN – AN IMMEDIATE FAMILY MEMBER WHO WILL NOT BE RESIDING AT THE PROPERTY

Name: _____

Address: _____

How Related: _____

M: _____

H: _____

W: _____

EMERGENCY CONTACT - MUST BE DIFFERENT TO NEXT OF KIN

Name: _____

Address: _____

How Related: _____

M: _____

H: _____

W: _____

CHARACTER REFEREES MUST NOT BE ANYBODY RELATED TO YOU

Character Ref: Name: _____

M: _____

W: _____

Character Ref: Name: _____

M: _____

W: _____

Character Ref: Name: _____

M: _____

W: _____

APPLICANT TWO

Surname: _____

Given Names: _____

Drivers Licence: _____

Passport No: _____

D.O.B ____/____/____

Mobile: _____

Home No: _____

Work No: _____

Email: _____

Smoker: Yes/No

Present Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

Previous Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

IF SELF EMPLOYED INCOME STATEMENTS MUST BE SUPPLIED

Current Occupation: _____ Commenced: ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

Annual Wage: \$ _____

Previous Occupation: _____ Period: ____/____/____ to ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

NEXT OF KIN – AN IMMEDIATE FAMILY MEMBER WHO WILL NOT BE RESIDING AT THE PROPERTY

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

EMERGENCY CONTACT - MUST BE DIFFERENT TO NEXT OF KIN

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

CHARACTER REFEREES MUST NOT BE ANYBODY RELATED TO YOU

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

APPLICANT THREE

Surname: _____

Given Names: _____

Drivers Licence: _____

Passport No: _____

D.O.B ____/____/____

Mobile: _____

Home No: _____

Work No: _____

Email: _____

Smoker: Yes/No

Present Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

Previous Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

IF SELF EMPLOYED INCOME STATEMENTS MUST BE SUPPLIED

Current Occupation: _____ Commenced: ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

Annual Wage: \$ _____

Previous Occupation: _____ Period: ____/____/____ to ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

NEXT OF KIN – AN IMMEDIATE FAMILY MEMBER WHO WILL NOT BE RESIDING AT THE PROPERTY

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

EMERGENCY CONTACT - MUST BE DIFFERENT TO NEXT OF KIN

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

CHARACTER REFEREES MUST NOT BE ANYBODY RELATED TO YOU

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

APPLICANT FOUR

Surname: _____

Given Names: _____

Drivers Licence: _____

Passport No: _____

D.O.B ____/____/____

Mobile: _____

Home No: _____

Work No: _____

Email: _____

Smoker: Yes/No

Present Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

Previous Address: _____

Agents/Lessor Name: _____ Phone: _____

Agents/Lessor Address: _____ Email: _____

Rental Amount Paid: \$ _____ per week Tenancy Dates: ____/____/____ to ____/____/____

Reason for Leaving: _____

IF SELF EMPLOYED INCOME STATEMENTS MUST BE SUPPLIED

Current Occupation: _____ Commenced: ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

Annual Wage: \$ _____

Previous Occupation: _____ Period: ____/____/____ to ____/____/____

Employers Name: _____ Contact No: _____

Employers Address: _____ Manager: _____

NEXT OF KIN – AN IMMEDIATE FAMILY MEMBER WHO WILL NOT BE RESIDING AT THE PROPERTY

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

EMERGENCY CONTACT - MUST BE DIFFERENT TO NEXT OF KIN

Name: _____ Address: _____

How Related: _____ M: _____ H: _____ W: _____

CHARACTER REFEREES MUST NOT BE ANYBODY RELATED TO YOU

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

Character Ref: Name: _____ M: _____ W: _____

INGOING COST SCHEDULE

Security Bond (equivalent to 4 weeks rent)	\$ _____
Pet Bond	\$ _____
Initial 2 weeks rent	\$ _____
Total due	\$ _____

THE TOTAL DUE IS PAYABLE TO MARTINO PROPERTY GROUP BY BANK TRANSFER OR CASH WITHIN 36 HOURS OF ACCEPTANCE OF THIS APPLICATION.

Signed: (App 1): _____ date: _____

Signed: (App 2): _____ date: _____

Signed: (App 3): _____ date: _____

Signed: (App 4): _____ date: _____

PLEASE NOTE LESSORS INSURANCE DOES NOT COVER TENANTS CONTENTS

PLEASE NOTE THE FOLLOWING

- Applicants will not be given possession until this application has been checked and approved and the Tenancy Agreement signed and the total amount of money paid.
- It is important to remember that this application is NOT the lease agreement.
- The purpose of this form is:
 - To inform the Lessors of your details and your requirements for the lease.
 - To inform you of the money that is required to be paid prior to taking possession of the premises.
 - To make you aware of the conditions associated with making the application. For example, if your application is accepted, when you can take possession.
- The Applicant acknowledges having inspected the Property and is submitting this application to lease the property in the same condition that it was inspected, unless otherwise listed under " Special Conditions"

I / we are aware that the Agent will carry out ALL inspections between normal business hours. The 1st point of contact of advice of inspection will be email, followed by a SMS reminder.

I/we hereby agree that the acceptance of this application is subject to approval by the Lessors / Agent.

I am / we are over 18 years of age, not bankrupt and declare that the above information is true and correct.

I acknowledge that this is an application to lease this property and that my application is subject to the Lessors approval and the availability of the premises on the due date. No action will be taken against the Lessors or Agent if the application is unsuccessful or upon acceptance should the premises not be ready for occupation on this date, for whatever reason.

- The amounts referred to in the "Ingoing Cost Schedule" are payable with 36 hours of approval of the application.
- The Applicant will not be entitled to occupation of the Property until vacant possession is provided by the current occupant and deemed by the Agent to be suitable for occupancy.
- The Applicant will exercise a RIEWA Lease agreement including the special conditions attached to this application.
- The Applicant agrees to pay the rent in advance, pursuant to Section 27 of the Residential Tenancies Act 1987.
- The Applicant acknowledges that they are responsible for their own contents. It is recommended that the Applicant arrange their own insurance to cover their contents.
- The Applicant agrees for **Martino Property Group** to contact any of the person(s) given as referee(s) by the applicant for the purpose of following up any arrears owing by the Applicant to the Lessors.
- The Applicant makes this Application and Offer jointly and severally. Service of any notice to any one Applicant shall be deemed to be service on them all.
- This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Property
- Special conditions that will apply to the lease if Application is accepted,

RESTRICTED DOG BREEDS - NOTICE TO ALL TENANTS AND PROSPECTIVE TENANTS

The State Government has introduced a set of new regulations to regulate the control of various breeds of dangerous dogs. Under section 53 (1) of the Dog Act, 1976 the Governor is given the power to make regulations when the Minister is of the view that a specific breed or a mixed -breed of dogs is a potential danger. Previously, the Dog Regulations, 1976 contained various provisions relating to the control of dogs. Those provisions have now been supplemented by the Dog (*Restricted Breed*) Regulations, 2002. These new regulations have applied since 22 April 2002. The new regulations, by their terms, include the following breeds of dog or any dog of a mixed breed which visibly contains any of these breeds:

Dogo Argentino | Fila Brasileiro | Japanese Toso | American Pit Bull Terrier | Pit Bull Terrier

Any other breed of dog the importation of which is prohibited absolutely by the *Customers (Prohibited Imports) Regulations, 1956 (Commonwealth)*. It is the policy of **Martino Property Group** that under no circumstances whatsoever, will any dog that is either a breed or cross breed of one of the dogs listed above, be permitted to be kept on the premises. This also extends to any visitors of the tenants who will not be permitted to bring any of the above listed breeds or cross breed dogs to the premises.

PRIVACY COLLECTION NOTICE 1988

Personal information collected by the Agent through the Management of the tenancy including, but not limited to the Property Condition Report is necessary to manage the tenancy.

The personal information collected by the Agent in this Lease, in the Property Condition Report and during the period of the management of The tenancy is collected for the purpose of being used in managing the Lease of the Premises and the Tenant hereby consents to that collection And use.

The information collected in this Lease, in the Property Condition Report and during the tenancy may be disclosed by the Agent to other parties as permitted by the Privacy Act 1988 including to the existing Lessors, subsequent Lessors, courts of law, other agents and operators of tenancy reference databases. Further, information already held on tenancy reference databases may be accessed by the Agent

If the Tenant wishes to contact the Agent or access the personal Information the Agents may hold regarding the Tenant, the Tenant may do so by contacting the Agent at the address described in item 4. The Tenant may also request that the information be corrected if it is Inaccurate, incomplete or out- of-date.

If the information referred to in this collection notice is not provided, the Agent may not be able to manage the tenancy.

PRIMARY PURPOSE

NTD and TICA collects your personal information to provide to its Members and others listed below, historical tenancy and public record Information on individuals and companies who/which lease residential and Commercial property from or through licensed real estate agent members Of NTD and TICA

NTD and TICA also provide credit information on companies/directors applying for commercial leases.

NTD Et TICA usually y discloses information to: Licensed real estate agent Members NTD's parent company, Collection House Limited ABN 74 010 230 716 and its subsidiaries and related entities Credit Bureaus If you're personal information is not provided to NTD and TICA the real estate agent/property manager will not be able to carry out their Professional responsibilities and will not be able to provide you with a Lease/tenancy of the premises.

NTD & TICA DISCLOSURE STATEMENT

You can contact National Tenancy Database Pty Ltd
(ABN 65 079 105 025) ("ntd") by:
Telephone (03) 947 6 2366 Facsimile: (03)9416 1640
Email: kim@ntd.nto.au Website:www .ntd .net.au

TICA DISCLOSURE STATEMENT

You can contact TICA (ABN 84 087 400 379) by:
Telephone: (02) 97433266 Email: enquiries@tica.com.au By Mail:
P.O.Box120 ,Concord NSW 2137

Application property address

X _____

X _____

X _____

X _____

SPECIAL CONDITIONS TO TENANCY

1. The tenant is aware the first routine inspection of the property will occur approximately six (6) weeks after the commencement of the lease and thereafter every three (3) months. A total of four routine inspections will occur per annum. The tenant is aware digital photographs relevant to the condition of the property may be taken during the inspection. Every endeavor will be taken not to take photos of your belongings or personal effects.
2. The tenant is aware that the first point of contact for every routine inspection will be email, thereafter an sms/text message will be sent 3 days prior as a reminder.
3. For the purposes for the Residential Tenancies Act of 1987 Section 67 and all other correspondence email correspondence is the accepted method of delivery of notices and correspondence in accordance with the RTA and amendments dated July 1st 2017
4. The bond will not be refunded until the final bond inspection has been carried out, and all items are found to be in the same condition as the Property Condition Report.
5. All Rental keys, remotes, fobs & swipes, including any copies made for the property by the tenant must be returned by the close of business on the day of Vacating or if Vacating over a weekend or public holiday by 9am on next working day. Until such time as the keys have been returned, the tenant(s) shall be liable to pay rent and maintain the property
6. The Tenant understands and accepts that the Security Bond is required to be increased in accordance with any revised rental increase to equal exactly four weeks rent in accordance with the Residential Tenancy Agreement.
7. The Tenant agrees to pay the water meter reading fee, in accordance with Water Corporation fees, upon vacating the property. The Tenant agrees to have this charge deducted from the bond.
8. The tenants agree not to place any lit candles or indoor plants on carpeted areas of the Premises. The tenant agrees to ensure the ground underneath outdoor potted plants is cleaned regularly to prevent staining to the surface areas.

9. The Tenants agree not to place any hot objects directly onto any surfaces such as bench tops, carpet or lino.
10. The Tenant agrees to use a drip tray on the carport/garage floor to prevent oil stains occurring and to reimburse the owner of the property any cost incurred to remove oil stains evident on the said floor at vacation date, providing those stains were not noted on the original property condition report. The tenant(s) acknowledge no vehicles shall be parked or driven on grassed areas. The tenant will be responsible for any broken sprinkler heads or reticulation damage
11. Wherever there are timber floors in the property, the tenant is required to place felt pads underneath all items of furniture.
12. The Tenants are aware that if they request a contractor to attend the property and no fault is found, or the fault has been caused by an act or omission from the Tenant, the Tenant will be liable for the full cost of the contractors call out fee, parts & labor.
13. If the home is fitted with a wall mounted air conditioning unit, the tenant must clean the filter pads twice yearly as per instructions to ensure good operation of unit, if any fault occurs due the filter not being cleaned, the tenant will be liable for any damages & cost incurred.
14. The tenant agrees to ensure that the reticulation (if included at property) operates at all times in accordance with the water corporation's rostering system and guidelines. Any fines incurred through non-compliance will be at the tenant's responsibility and cost thereof. The tenants acknowledge that broken sprinkler heads are their responsibility to replace and also agree to monitor the retie system and report any other defects /faults without delay. The tenant agrees to hand water the lawn and gardens as required during prolonged high temperatures in the summer months and in any circumstance if the reticulation is under repair.

15. The Tenant and their visitors agree not to park any boat, trailer or vehicle on the lawns and garden areas at all times. The tenant will be held responsible for any damage caused should they fail to comply with this condition.
16. The tenants agree to adequately ventilate the property at all times to avoid damage occurring from condensation. Damage resulting from inadequate ventilation may be repaired at the tenant's expense.
17. The tenant is advised the rent shall be calculated up to and including the vacate date and after all keys are returned to Martino Property Group whichever is the later.
18. Ruling from REIWA on tenants changing the light globes, are as follows:-
 - It is always the Lessors responsibility if the ceiling is more that standard height (27 courses of bricks) .
 - It is always the Lessors responsibility if the light fitting is in a cavity or stairwell which is difficult to reach.
 - It is always the e Lessors responsibility if the light fitting cannot be reached, if the tenant stands on the 4th rung of a normal height step ladder.
19. The tenant agrees and understands that they have accepted the property, as was inspected by them unless otherwise agreed in writing by the landlord
20. tenants are aware and understand that if they terminate the lease prior to the expiry date they will be liable for the following charges which are incurred by the Landlord:
 - Reimburse the lessor for the unexpired portion of the letting fee which is determined at the time of securing a new tenancy.
 - Reimburse the lessor any advertising costs incurred to secure a new tenant.
 - Reimburse the lessor for the charge of the final bond inspection.

In addition to the above the tenants also further acknowledge that they will;

- Continue paying the rent until a new tenant is secured or the lease expires, whichever comes first.
 - Reimburse the lessor with any shortfall in the rent until the expiry of the lease, should it become necessary to reduce the rent to secure a new tenant
 - Maintain the property pursuant to the lease until a new tenant is secured or the lease expires, whichever comes first
21. The tenant is advised to take care when cleaning Glass Hot Plates (if provided) to avoid scratching the surface. Products such as Cerapol (available at Bunnings and most hardware stores) are designed to clean this type of surface without scratching or damaging the glass. The tenant is advised to avoid the use of scourers or other abrasive cleaning products.
22. The tenants acknowledge that special care is required to porous and stone surfaces such as Limestone , Engineered stone, Marble and Granite (if supplied at the property). The tenant is recommended to use cleaning products specifically designed for such areas, or neutral based cleaners or mild detergents. The tenant is advised to avoid using general cleaning products not specific to surfaces, scrubby pads, scourers, powdered cleaners and/or similar products.
23. The tenant agrees to give Thirty (30) days written notice prior to the expiration of the lease if they wish to vacate at the expiration of the tenancy term.
-