

LJ Hooker Walkerville

Tenancy Application

Please check that ALL sections are neatly and correctly completed and each applicant has supplied the mandatory documents and 100 points of ID. If you do not supply sufficient information, this will delay the process and the property may be let to another applicant. Applications take approximately 48 hours to process.

Please attach photocopies of documents; acceptable documents may be found from the list below:

Photo ID (Licence, Passport, etc.)	MANDATORY	Electricity/Gas/Phone Account	☐ 30 points
2 Recent Payslips/Income Statement	MANDATORY	Birth Certificate	☐ 30 points
Rental Ledger/Rent Receipts	☐ 70 points	Current Car/Bike Registration	☐ 30 points
Previous Inspection Reports	☐ 70 points	Medicare Card	☐ 30 points
Bank Statement	☐ 70 points	Credit Card/Keycard	☐ 30 points

If your application is unsuccessful you will be notified via SMS message. Due to privacy laws no reason can be given for unsuccessful applications. Once we have notified you, your application will be destroyed within 24 hours. If you wish to collect it please notify us immediately.

87 North East Road, Collinswood SA 5081

P: 08 8269 7711

F: 08 8344 2566

E: chloem@ljhookerwalkerville.com.au

E: reception@ljhookerwalkerville.com.au

Property Applying For: _____

Lease Term: 6 months 12 months Other **Date of commencement:** _____

Rent pw: _____ **Bond:** _____ **Payment method:** Own Funds SA Housing Trust
**Please refer to last page for payment conditions*

Applicant 1		Applicant 2	
Full Name:		Full Name:	
Current Address:		Current Address:	
Gender: Male / Female	Date of Birth:	Gender: Male / Female	Date of Birth:
Ph. Mobile:	Ph. Home:	Ph. Mobile:	Ph. Home:
Ph. Work:	Fax:	Ph. Work:	Fax:
Email Address:		Email Address:	
Drivers Licence Number:	State of Issue:	Expiry:	Drivers Licence Number:
			State of Issue:
			Expiry:
Vehicle Make/Model:	Registration:	Expiry:	Vehicle Make/Model:
			Registration:
			Expiry:
Are you a permanent resident of Australia? YES / NO <i>If no, a copy of your VISA documentation MUST be attached.</i>		Are you a permanent resident of Australia? YES / NO <i>If no, a copy of your VISA documentation MUST be attached.</i>	
Are you receiving a pension? YES / NO <i>If yes, a copy of your pension income MUST be attached.</i>		Are you receiving a pension? YES / NO <i>If yes, a copy of your pension income MUST be attached.</i>	
Are you a student? YES / NO <i>If yes, what are you studying:</i>		Are you a student? YES / NO <i>If yes, what are you studying:</i>	
Please tick the applicable boxes below: <input type="checkbox"/> I am employed and/or self-funded <input type="checkbox"/> I receive a benefit/support from the government <input type="checkbox"/> I receive money from my parents <input type="checkbox"/> I receive no income/support <input type="checkbox"/> Other: _____		Please tick the applicable boxes below: <input type="checkbox"/> I am employed and/or self-funded <input type="checkbox"/> I receive a benefit/support from the government <input type="checkbox"/> I receive money from my parents <input type="checkbox"/> I receive no income/support <input type="checkbox"/> Other: _____	
Do you smoke? YES / NO <i>If yes, INSIDE / OUTSIDE</i>		Do you smoke? YES / NO <i>If yes, INSIDE / OUTSIDE</i>	
Do you have any pets? YES / NO <i>If yes, supply details of pet/s:</i>		Do you have any pets? YES / NO <i>If yes, supply details of pet/s:</i>	
FURTHER INFORMATION		FURTHER INFORMATION	
Have you viewed the property? YES / NO		Have you viewed the property? YES / NO	
Have you submitted applications on other properties? YES / NO		Have you submitted applications on other properties? YES / NO	
Are you considering buying a property in the near future? YES / NO		Are you considering buying a property in the near future? YES / NO	
Has your tenancy ever been terminated? YES / NO		Has your tenancy ever been terminated? YES / NO	

CURRENT SITUATION		CURRENT SITUATION	
<input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> With Parents <input type="checkbox"/> Other		<input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> With Parents <input type="checkbox"/> Other	
How long have you lived at this address?		How long have you lived at this address?	
Reason for leaving:		Reason for leaving:	
Agency & Property Manager:	Contact Number:	Agency & Property Manager:	Contact Number:
Landlord Name (if not agency)	Contact Number:	Landlord Name (if not agency)	Contact Number:
Rent paid per week: \$		Rent paid per week: \$	

PREVIOUS SITUATION		PREVIOUS SITUATION	
Previous Address:		Previous Address:	
<input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> With Parents <input type="checkbox"/> Other		<input type="checkbox"/> Tenant <input type="checkbox"/> Owner <input type="checkbox"/> With Parents <input type="checkbox"/> Other	
How long did you live at your previous home?		How long did you live at your previous home?	
Reason for leaving:		Reason for leaving:	
Agency & Property Manager:	Contact Number:	Agency & Property Manager:	Contact Number:
Landlord Name (if not agency)	Contact Number:	Landlord Name (if not agency)	Contact Number:
Rent paid per week: \$	Was bond refunded? YES / NO	Rent paid per week: \$	Was bond refunded? YES / NO

CURRENT EMPLOYMENT DETAILS		CURRENT EMPLOYMENT DETAILS	
Company Name:	Position:	Company Name:	Position:
Manager's Name:	Contact Number:	Manager's Name:	Contact Number:
Company Address:		Company Address:	
<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Other		<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Other	
Length of employment:	Net Income (weekly):	Length of employment:	Net Income (weekly):

PREVIOUS EMPLOYMENT DETAILS		PREVIOUS EMPLOYMENT DETAILS	
Company Name:	Position:	Company Name:	Position:
Manager's Name:	Contact Number:	Manager's Name:	Contact Number:
<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Other		<input type="checkbox"/> Full Time <input type="checkbox"/> Part Time <input type="checkbox"/> Casual <input type="checkbox"/> Other	
Length of employment:	Net Income (weekly):	Length of employment:	Net Income (weekly):

SELF EMPLOYED		SELF EMPLOYED	
Company Trading Name:	Business Type:	Company Trading Name:	Business Type:
Company Address:		Company Address:	
Net Income (weekly):	ABN:	Net Income (weekly):	ABN:
Accountant Name:	Contact Number:	Accountant Name:	Contact Number:

ADDITIONAL INFORMATION	ADDITIONAL INFORMATION
What type of Centrelink benefit are you on? <i>(If applicable)</i>	What type of Centrelink benefit are you on? <i>(If applicable)</i>
How much do you receive each week?	How much do you receive each week?
If you receive other income, please specify source and amount:	If you receive other income, please specify source and amount:

PERSONAL REFERENCES (Please provide 2)		PERSONAL REFERENCES (Please provide 2)	
Name:	Contact Number:	Name:	Contact Number:
Occupation:	Relationship:	Occupation:	Relationship:
Name:	Contact Number:	Name:	Contact Number:
Occupation:	Relationship:	Occupation:	Relationship:

EMERGENCY CONTACT (Must not be applying or living with you)		EMERGENCY CONTACT (Must not be applying or living with you)	
Name:	Contact Number:	Name:	Contact Number:
Relationship:		Relationship:	

OTHER OCCUPANTS
Please list the full names, ages and contact numbers of all occupants who will reside at the property throughout the tenancy:

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 Phone Internet Pay TV
 Insurance Cleaning Removals Truck or van hire

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 of applicant: _____ Date...../...../.....

TERMS AND CONDITIONS, AUTHORITY & PRIVACY DISCLAIMER

I/We: *(please print clearly)*

Applicant 1 _____ Applicant 2 _____

Hereby authorise LJ Hooker Walkerville to access information regarding my past and present tenancies on the TICA tenant database, and all employment/rental history deemed relevant to evaluate my tenancy application. This may include details regarding length of employment, positions held, salary or wage, and any rental history.

I/We confirm and acknowledge that:

- The information contained in this application is true and correct.
- All of the applicants are over the age of 18 years, that the rental payments are within my/our means and that none of the applicants are bankrupt.
- If I/we accept the property, by verbal or written communication, a tenancy agreement with terms including the rental and other conditions contained in this application comes into existence immediately and is legally binding upon me/us.
- Once the application has been approved, I/we agree to pay a minimum of 2 weeks rent within 24 hours to secure the property. The property will not be held until the funds are received in the trust account.
- If payment is not made and I/we have not made contact to LJ Hooker Walkerville within 48 hours of acceptance, the property will be offered to the next approved applicant.
- I/we will pay a security bond, equal to 4 weeks rent if the rent is under \$251 per week, or equal to 6 weeks rent if the rent is over \$250 per week. Any bond guarantee provided by Housing SA must be presented prior to signing the tenancy agreement.
- In the event that the application is successful, acceptance is communicated and the first 2 weeks rent is paid, but I/we decide not to proceed with the tenancy, I/we agree that this money will be forfeited to LJ Hooker Walkerville.
- If I/we enter into a Residential Tenancies Agreement, and fail to comply with obligations under that agreement, that fact and other relevant information collected by the agent during the tenancy may be disclosed to the landlord, third party operators of tenancy databases and/or other agents.
- I/we must make our own enquiries in relation to telephone/internet connections available at the property, and that the property owner or LJ Hooker Walkerville are not responsible for connections that are not available.
- The following water costs will apply (unless specifically agreed otherwise): quarterly water supply charges plus all water usage at a rate and manner determined or prescribed from time to time by SA Water. All water costs will be calculated and adjusted on a daily basis for the duration of the tenancy.

Applicant 1 Signature _____ Date: ____ / ____ / ____

Applicant 2 Signature _____ Date: ____ / ____ / ____

PRIVACY STATEMENT

The personal information you provide in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the application and to manage the tenancy. Personal information collected about the applicant in the 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 Landlords and their advisers, referees, other agents and third party operators of tenancy reference databases.