



REAL ESTATE



REAL ESTATE AGENTS PROPERTY MANAGERS AUCTIONEERS BUSINESS & CARAVAN PARK BROKERS

Shop 9, Jarrah Road Shopping Centre, Roleystone WA 6111

Tel: (08) 9397 5400 Fax: (08) 9397 6611

E-Mail: office@fidock.com

Web: www.fidock.com

RESIDENTIAL TENANCY APPLICATION IMPORTANT INFORMATION

Thank you for applying to lease your next home through Fidock & Co Real Estate.

We are aware your time is valuable and have listed below some important requirements which we hope will make the application process quicker and easier for you.

- ✓ Each adult person (over the age of 18 years) who will be residing at the property is required to complete the Residential Tenancy Application form.
- ✓ We require you to comply with our requirement for 100 point identification checklist which provides a variety of options which must include at least one current form of photo identification.
- ✓ Please ensure this application form is completed in full as we are unable to process otherwise.

This must include: Desired time frame for renting the property, date on which you are available to take possession, previous rental history and completion of signatures on the privacy section and special conditions section.

- ✓ Should you be requesting to have a pet, full details of the animal must be disclosure, preferably with a reference. Approval of pets at the property will be at the Owner's discretion. If accepted a \$260 Pet Bond must be paid.
- ✓ **Submit Your Application!** You may choose to submit your application in person at our office in Roleystone (address above) or via email propman@fidock.com
- ✓ Once the application has been received, it will be processed by our Property Management Team who will confirm the information you have supplied. Your application, together with any others that may have been received for the same property will be referred to the Owner for their instruction.
- ✓ Upon completion of our process and response from the Owner you will be contacted regarding the outcome of your application, thus being successful or otherwise. Please allow two (2) working days from submission before contact.
- ✓ Should you be the successful applicant you will have an obligation to enter into a lease agreement. Within two (2) business days of the date of acceptance the equivalent of two (2) weeks rent must be paid to secure the property. Our office will advise you in writing of the amount it must be paid to.
- ✓ **Please Note:** Fidock & Co Real Estate value the safety and security of their Team and as such do not accept any cash payments at our premises whatsoever. Our preferred method of payment is Direct Deposit however you are welcome to provide a money order, bank cheque or should you wish to pay with cash this must be done by depositing at any NAB branch.

If you have any queries please contact our office on 9397 5400 or propman@fidock.com

OUR CHARTER

- To give a level of service that far exceeds our clients' and customers' expectations.
- To always treat all clients and customers honestly, fairly and professionally.

Residential LEI (A.C.N. 001 887 471) - Licensed and as trustee for Fidock & Co Real Estate Unit Trust trading as Fidock & Co Real Estate AON 73 439 975 1982



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NOTICE TO ALL TENANCY APPLICANTS 100 POINT IDENTIFICATION

We appreciate your cooperation in providing sufficient identification which totals 100 points when submitting your tenancy application.

Applications will NOT be processed without if you cannot provide sufficient identification.

Please note at least one (1) current identification with photograph is required.

PHOTO IDENTIFICATION OPTIONS:

DRIVERS LICENSE	40 POINTS**
PASSPORT	40 POINTS**
PROOF OF AGE CARD	30 POINTS**

PREVIOUS TENANCY AGREEMENT	20 POINTS
TENANT HISTORY LEDGER	20 POINTS
PREVIOUS 4 RENT RECEIPTS	20 POINTS

MOTOR VEHICLE REGISTRATION	15 POINTS
MOTOR VEHICLE INSURANCE	15 POINTS
TELEPHONE ACCOUNT	15 POINTS
ELECTRICITY ACCOUNT	15 POINTS
GAS ACCOUNT	15 POINTS
BANK OR CREDIT CARD STATEMENTS	15 POINTS (EACH)

PENSION CARD	15 POINTS
HEALTH CARE CARD	15 POINTS
MEDICARE CARD	15 POINTS
COUNCIL OR WATER RATES	15 POINTS

RENTAL BOND RECEIPT	10 POINTS
BIRTH CERTIFICATE	10 POINTS

OUR CHARTER

- To give a level of service that far exceeds our clients' and customers' expectations.
- To always treat all clients and customers honestly, fairly and professionally.

Member of the Real Estate Institute of Australia (REIA) and a member of the Real Estate Commission (REC) in Western Australia. ABN 75 429 975 988

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:

FROM: Proposed Tenants' Names:

TO: The Property Manager:

Agency Name: Kerob Pty Ltd ACN 008 887 474 ATF The Fidock & Co Real Estate Unit Trust
Address: Shop 9 Jarrah Road Shopping Centre, 21 Jarrah Road, Roleystone, WA, 6111
Telephone: Business: 9397 5400 Facsimile: 9397 6611
E-mail: propman@fidock.com

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PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises
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 | \$ <input type="text"/> |
| (b) Pet bond (if applicable) | \$ <input type="text"/> |
| (c) First two weeks rent | \$ <input type="text"/> |
| (d) Less Option Fee (if paid) | \$ <input type="text" value="Not Applicable"/> |
| (e) Total | \$ <input type="text"/> |

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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):
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
 - 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;
 - (ii) 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:

Signature:

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

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen ☐ Yes ☐ 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

Address Phone No

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

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

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

Employer Period of Employment

Phone No 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 ADDRESS TELEPHONE

Second Next of Kin NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact NAME ADDRESS TELEPHONE

Second Contact NAME ADDRESS TELEPHONE

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YOUR (Second Person's) PARTICULARS

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen ☐ Yes ☐ No

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's 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

Address Phone No

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

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

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

Employer Period of Employment

Phone No Wage \$

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YOUR (Third Person's) PARTICULARS

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Place of Birth Family Name at Birth Australian Citizen ☐ Yes ☐ 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

Address Phone No

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

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

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

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

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First Contact NAME ADDRESS TELEPHONE

Second Contact NAME ADDRESS TELEPHONE

Annexure (A)

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Please insert the relevant corresponding item number and heading.

List items, with appropriate sub-headings and cross reference where appropriate.

ITEM	DESCRIPTION:
1.	At no time may any Tenant(s) and / or guest smoke inside the property.
2.	Wood is not to be stacked against the house or outbuildings not store cardboard boxes in / and or around the property or inside any outbuildings to assist in the elimination of a white ant infestation.
3.	Should the Tenant(s) suspect any white any infestation, it must be reported in writing to the Owners Agent within 48 hours.
4.	The Tenant(s) are aware that if using a clothes dryer at the property, the Tenant(s) are responsible for ensuring adequate ventilation of the room and agree to put right any flaking paint and / or mildew arising from a lack of such ventilation.
5.	Tenants are aware that the property is on either a Septic System or Sewer System - regardless of either system please refrain from submersing any foreign item such as feminine hygiene, cotton wool products, disposable nappies, cooking fats or grease etc down the drains and / or toilet(s). a) Should any plumbing concerns arise due to such negligence the associated costs will be charged to the tenant for reimbursement to the Lessor / Lessors Agent.
6.	Rent is payable FORTNIGHTLY and must be in advance at all times.
7.	Photographs will be taken during each Routine Inspection as required and will omit any personal identification / personal photographs within the home.
8.	During a routine inspection the cupboards which hold and / or back onto water apparatus in order to check for leaks. Failure to allow the Lessor / Lessors Agent to do so will result in a Breach of Agreement. These checks are solely to eliminate any long term water damage.
9.	Fidock & Co Real Estate have a 'Zero' Tolerance Rental Arrears Policy. Should your rent fall into arrears, at any time, without further notice a Termination for Non Payment of Rent will be issued and is recorded against your Tenancy Ledger.
10.	When depositing funds into the Fidock & Co Real Estate Trust Account please ensure you use your dedicated 'Tenant Deposit Code' as per page two (2) of this Lease Agreement. Failure to do so sees the deposit held in Trust without allocation and your rent may fall into arrears.
11.	All maintenance is to be reported to Fidock & Co Real Estate immediately. Failure to report maintenance may result in further action being taken.
12.	Any damage caused by burning candles must be repainted / rectified prior to vacating the premises at the tenants expense. The use of candles may void the Lessors insurance therefore in the event of a claim resulting from the use of candles indoors or outdoors the tenant will be required to pay all associated repair / replacement costs.
13.	No pot plants to be placed directly on carpets or any floor coverings - failure to adhere to this may see damage caused with all associated costs to be paid by the Tenant(s).
14.	Should wooden floors be present, the Tenants and / or their guests are not to wear high heel shoes. The tenant also agrees to take preventative measures to protect floors from furniture marks. Failure to do so will result in the tenant paying full costs to repair.
15.	Should the property have stainless steel appliances they are to be cleaned with non abrasive cleaners and a soft cloth to prevent scratching. Failure to do so may see any repairs / replacement attributed to the Tenant.
16.	A drip tray must be placed on the carport / driveway floor to prevent grease, oil and paint stains from damaging the area.
17.	No vehicles should be parked on the lawns of the property at any time.
18.	The tenant agrees not to keep unlicensed vehicles on the property.
19.	The tenant is aware and agrees to keep both council issued rubbish bins secure at all times. Any damaged or stolen bins are to be repaired or replaced at the tenants cost (please note this includes the requirements of any Strata-By-Laws should they be applicable to this Lease Agreement)
20.	Should there be approval for a pet to be kept at the property (as per Security Bond and Pet Clauses within) the premises is to have a professional flea fumigation treatment carried out and preferably by a reputable company recommended by Fidock & Co Real Estate. A receipt must be provided at the time of vacating and returning keys.
21.	Should any damage be caused to the property by the pet (such as however not limited to holes dug in gardens and / or lawns, fences broken, reticulation broken, fly wire gauze ripped and / or torn, glass scratched etc), repairs and / or replacements are to be carried out at the tenants cost.
22.	Should the property be reticulated and the said reticulation fail at any time, the Tenant agrees to water lawns and gardens by hand to ensure their continued health as per Water Corporation watering regulations. Failure to do so will see any plants and / or lawn which perish, replaced at the Tenant(s) cost.
23.	Should the property not be reticulated the Tenant(s) agree to hand water lawns and gardens as per watering regulations. Failure to do so will see any plants and / or lawn which perish, replaced at the Tenant(s) cost.
24.	Upon vacation of the premises the carpets are to be professionally cleaned preferably by a reputable company recommended by Fidock & Co Real Estate. A receipt must be provided at the time of vacating and returning keys.
25.	Failure to do so will see Fidock & Co Real Estate arrange such services and deduct any invoices from the Bond.
26.	The tenant acknowledges that the keys must be returned to the office on the date of vacation otherwise due to continued possession of the property rent will continue to be charged until the date they are returned.
27.	The Tenant(s) further acknowledge the Lessor and / or the Lessors Agent reserve the right to employ the services of professional trades should remedial works be required as a result of an unsatisfactory Final Inspection upon Termination of the Tenancy.

SIGNATURES

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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 / /