

Residential Tenancy Application Form

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Property Manager:

joanne@homeseeka.com.au

1. Rental Property Details

Address _____

Lease Term _____ Years _____ Months

Adults _____ Children _____

*Please note - All persons over the age of 18 will require an application form to be filled in and submitted

Preferred tenancy start date _____

2. Applicant's Personal Details

Title _____ Given Name/s _____

Surname _____

Date of Birth _____ Mobile _____

Drivers Licence Number _____ Expiry _____

Email _____

Current Address _____

Suburb _____ Postcode _____

Vehicle Make & Model _____

Vehicle Registration _____

3. Rental History

How long have you lived at your current address _____

Name of Landlord/Agent _____

Phone no. _____

Weekly rent paid _____

Reason for leaving _____

Previous residential address:

Suburb _____ Postcode _____

How long did you live at this address? _____

Name of Landlord/Agent _____

Phone no. _____

Weekly rent paid _____

Reason for leaving _____

4. Current Employment Details

Occupation _____

Business Name _____

Business Address _____

Employer/Manager Name _____

Employer Phone No. _____

Full Time Part Time Casual Self employed Centerlink / Pension

Length of employment _____

Net Income \$ _____ Per _____

5. Previous Employment Details

Occupation _____

Business Name _____

Business Address _____

Employer/Manager Name _____

Employer Phone No. _____

Length of employment _____

Net Income \$ _____ Per _____

6. Emergency Contact – NOT RESIDING WITH YOU

Given Name _____ Surname _____

Relationship _____ Phone _____

Address _____

Suburb _____ Postcode _____

7. Personal References (not related to you)

1. Reference Name _____

Relationship _____

Phone No _____

Notes _____

2. Reference Name _____

Relationship _____

Phone No _____

Notes _____

8. Pets

Do you have pets? YES / NO How many _____

If Yes, please specify: _____

Declaration:

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the Residential Rental Provider, I agree to enter into a Residential Tenancy Agreement.

I acknowledge that this application is subject to the approval of the rental provider. I agree that all information contained in this application (including the reverse side) is true and correct and given of my own free will.

I declare that I have inspected the premises and accept the condition it will be received in.

I declare I am not bankrupt.

I authorize the Agent to obtain personal information about me from

- a) The owner or the Agent of my current or previous residences
- b) My personal referees for this application
- c) My current and past employers
- d) Any person who maintains any records, listing or database of defaults by tenants and I authorize and consent to each of those persons providing requested personal information about me to the Agent.

If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/owners of properties I may apply for in the future.

I am aware that the Agent will use and disclose personal information within this application in order to:

- Communicate with referees, employers, rental providers, third party operators of tenancy reference databases, other agents and select a tenant
- Communicate with the rental provider and select a renter
- Prepare lease/tenancy document
- Allow trades people or equivalent organizations to contact me
- lodge/claim/transfer to/from a Bond Authority
- Refer to Tribunals/Courts & Statutory Authorities (where applicable)
- Refer to collection agent/lawyer (where applicable)
- Complete a check with a tenancy default database
- Transfer water account details into my name

I am aware that if information is not provided or I do not consent to the uses of which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises. I am aware that I may access personal information on the contact details above and that I may be able to correct this information if it is inaccurate, incomplete or out-of-date

PLEASE NOTE

- Initial payments of rent must be made by cash or direct deposit within 24 hours of approval of application. Cheques not accepted.
- Payment of security bond must be made by cash or direct deposit, cheques not accepted.
- Keys will not be handed over until the lease agreement has been signed by all applicant/s and above mentioned monies paid and received
- The application is accepted subject to the availability of the property, on the due date. No action shall be taken by the applicant, against the landlord or the agent should any circumstances arise, whereby the property is not available for occupation on the due date.

Applicant Signature: _____

Date: _____

Moving made easier

Connectnow makes moving easier for you by sorting your essential home moving needs quickly and easily in one simple phone call. Our services include electricity, gas, internet, pay TV, home phone connections and much more. Plus, our home moving service is free – it's our way of ensuring your move is as seamless as possible.

We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

PRIVACY CONSENT AND TERMS. By signing this form, you consent and agree to the following:

Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third-party suppliers.

These other companies may also use your details to contact you directly about their products and services.

See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third-party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing info@connectnow.com.au. To the extent permitted by law and except where expressly guaranteed, connectnow are not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly.

Connectnow may receive commissions or fees from your selected retailer(s), and your real estate agent may also receive commissions or fees from connectnow, in each case for arranging provision of the requested services.

The value of commissions or fees may vary from time to time and may differ depending on which retailer is selected. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third-party terms.

You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

YES, I accept the Terms. Please call me to connect my new home services

Signed: _____ **Date:** / /

Statement of Information for Rental Applicants



Residential Tenancies Act 1997 Section 29C

Residential Tenancies Regulations 2021 Regulation 14

A rental provider must include the information below in a residential rental agreement application form.

Information for rental applicants

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - association with someone who has these personal attributes.
3. These personal attributes are protected by law and extend to agreements under the Residential Tenancies Act 1997 (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the *Equal Opportunity Act 2010* (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
6. **Scenarios and examples of unlawful discrimination in applying for a property**
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.

- Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
- Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.
- Refusing to provide accommodation because you have an assistance dog.

7. Scenarios and examples of unlawful discrimination when occupying or leaving a property

- Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
- Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
- Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

Getting help

8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call 1300 55 81 81.

Help or further information

For further information, visit the Renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call Consumer Affairs Victoria on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.