MAROTTI

Residential Tenancy Application Schedule

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REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA

1. AGENT: Company Name/Legal Entity: Ittoram Pty Ltd trading as Marotti Real Estate

Street 1: 1300 Lower North East Road

Street 2:

Suburb: HIGHBURY State: SA Postcode: 5089

ABN (if applicable): 16 126 884 366 RLA No: 242242

Telephone: W: 08 8395 9885 F: 08 8263 7217

M: 0413 376 488

Email: christine@marotti.com.au

2. PREMISES:

Street 1:

Street 2:

Suburb: State: Postcode:

3. RENT:

Amount: $ per week

Frequency: Payable in advance: ☐ Weekly ☐ Fortnightly ☐ Calendar monthly

4. BOND:

$

5. TENANCY

☐ 6 months ☐ 12 months ☐ Other Date able to occupy / / 20

6. APPLICANT:

☐ Mr ☐ Mrs ☐ Ms ☐ Miss Date of Birth

Full Name:

Joint Application with:

7. CONTACT DETAILS:

Telephone: W: H:

M: F:

Email:

8. IDENTIFICATION:

Drivers Licence No: Car Registration No:

Passport No:

Pension No. and Type:

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9. EMPLOYMENT:

Occupation:

Business Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Supervisor/Manager: Telephone:

Length of Service: years months

Gross Weekly Income: $

Other Income/Source:

*Name of Accountant: Telephone:

**Previous Employment: Telephone:

Occupation:

Business Name:

Street 1:

Street 2:

Suburb: State: Postcode:

If Self Employed

****If current employment is less than 2 years***

10. IF NOT CURRENTLY EMPLOYED:

Income / Source:

Amount: $ per * week / fortnight / annum

Source of Income: *(Specify e.g. Centrelink, pension, other)*

11. STUDENT:

College/TAFE/University: Student No:

Faculty/Course:

Income / Source:

Amount: $ per * week / fortnight / annum

Source of Income: *(Specify e.g. Centrelink, pension, other)*

* Strike out as applicable

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12. RENTAL HISTORY:

Current Landlord/ Agent:

Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Telephone:

Current Rent: $ per week Length of time at current address: years months

Reason for Vacating:

Current Address:

Street 1:

Street 2:

Suburb: State: Postcode:

*** Previous Landlord/ Agent:

Name:

Address:

Telephone:

Property Rented:

*** If less than 2 years at current address

13. PERSONAL/BUSINESS REFEREES:

Name: Telephone:

Relationship:

Name: Telephone:

Relationship:

14. RELATIVES (closest relative not residing with you):

Name:

Street 1:

Street 2:

Suburb: State: Postcode:

Telephone: W: H:

M: F:

Relationship:

15. OTHER OCCUPANTS (Full details of all persons who will reside at the property):

Note: All persons over 18 years must complete a separate Application

Name: Age:

Name: Age:

Name: Age:

Name: Age:

Name: Age:

Name: Age:

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16. PETS:

Do you have any pets? ☐ Yes ☐ No

If yes, provide details:

17. FOR STATISTICAL PURPOSES ONLY:

Please indicate where you saw this Property advertised?

☐ Advertiser
☐ Signboard
☐ Website *(specify)*
☐ Window Display
☐ Catalogue
☐ Other *(specify)*

IMPORTANT INFORMATION FOR TENANTS

1. TENANT COSTS:

Note: Tenants are required to pay additional costs for services as indicated

☑ All water usage costs adjusted for the period of tenancy

☐ All water usage costs in excess of kL per annum, with such allowance to be adjusted for the period of tenancy

☑ All water supply charges adjusted for the period of tenancy

☐ No charge for water

☐ Other *(specify)*

☑ Electricity ☑ Gas ☑ Telephone ☐ Other *(specify)*

If the Property is not individually metered for a service, the Tenant must pay an apportionment of the cost of the service as set out below:

2. RENT PAYMENT METHOD:

The Applicant/s understand that the Agent will accept rent payments in the following form/s:

☐ Cash ☐ Bank Deposit Book ☐ Direct Debit ☐ Rent Card
☐ Bank Cheque ☑ Internet Transfer ☐ Credit Card ☐ Other

3. EXCLUSIONS (IF ANY):

List any Property which is not included in the Tenancy:

4. ACKNOWLEDGMENT:

In making this Application the Applicant/s acknowledge that the Landlord and/ or Agent do not represent or guarantee that a telephone line or television aerial is connected to the Premises, even if one or more telephone / aerial outlet plug/s is located in the premises.

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Residential Tenancy Application Terms and Conditions

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1. APPLICATION

The Applicant applies to the Agent to let the Property in accordance with the Terms and Conditions of this Application

2. APPLICANT'S OBLIGATIONS

2.1 The Applicant warrants that:
- 2.1.1 it has the legal capacity to enter into the formal REISA Residential Tenancy Agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection;
- 2.1.2 all information provided to the Agent in relation to this Application is true and correct and the Applicant undertakes to promptly advise the Agent of any change to that information;

2.2 The Applicant acknowledges that:
- 2.2.1 it must sign the Residential Tenancy Agreement as soon as reasonably practicable following acceptance of this Application by the Landlord;
- 2.2.2 it is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by the Applicant and returned to the Agent;
- 2.2.3 it agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement;
- 2.2.4 it must provide the Bond plus an amount equal to two (2) weeks' rent in cash or by bank cheque before taking possession of the Property.

3. AUTHORITY

3.1 The Applicant authorises the Agent:
- 3.1.1 to make all necessary enquiries to verify the information provided by the Applicant in this Application;
- 3.1.2 to provide information related to the Applicant's tenancy of the Property to any Registered Agent who is authorised by the Applicant to enquire about that matter;

3.2 The Applicant authorises their current employer, previous employer (if applicable), accountant (if applicable), current landlord/agent (if applicable), previous landlord/agent (if applicable), and referees as set out in this Application to disclose details of its tenancy, employment and/or character to the Agent for the purpose of processing this Application.

4. INCONSISTENCY

Subject to clauses 2.2.2 and 2.2.4 of this Application, if there is any inconsistency between the terms of this Application and the Residential Tenancy Agreement the terms of the Residential Tenancy Agreement prevail.

5. *PRIVACY ACT 1988*

5.1 The personal information the Applicant provides 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 this Applicant in this Application and during the course of the tenancy (if this Application is approved) may be disclosed for the purpose for which it was collected to other parties including to the Landlord, referees, other agents, and third party operators of residential tenancy databases.

5.2 Information already held on residential tenancy databases may also be disclosed to the Agent and/or Landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, this fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the Landlord, third party operators of residential tenancy databases and/or other agents.

FULL NAME OF APPLICANT:

SIGNATURE OF APPLICANT: ..... **DATE:** / / 20

☐ The Applicant acknowledges receipt of the Agent's disclosure of the Agent's usual use of residential tenancy database/s, the names of the database/s and contact details.

Note:

1. All items on this Application must be completed in full.
2. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
3. Use of this Application by a non-member of REISA is a breach of Copyright.

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Residential Tenancy Application

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100 POINT IDENTIFICATION CHECK

100 points of identification needs to accompany this Application.

(please attach relevant copies)

At least one (1) form of identification must be photographic.

TYPE	POINTS	
Drivers Licence	40	☐
Passport	40	☐
Birth Certificate	30	☐
Student Card	30	☐
Other Photo ID	30	☐
Current Wage Advice	20	☐
Previous Tenancy Reference	20	☐
Previous Rental Payment History	20	☐
Motor Vehicle Registration Certicate	10	☐
Bank Statement	10	☐
Telephone Account	10	☐
Electricity Account	10	☐
Gas Account	10	☐
TOTAL		

The Agent usually uses a residential tenancy database/s to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant. ☐ Not Applicable ☐ Yes

If yes, provide details of the residential tenancy database/s usually used:

Name of residential tenancy database:
Telephone:
Email:
Website address:

Name of residential tenancy database:
Telephone:
Email:
Website address:

Name of residential tenancy database:
Telephone:
Email:
Website address:

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Residential Tenancy Application
Tenant Reference Check

TO: * Agent/Landlord _____ Fax no: _____

Email: _____

The Applicant has provided your details as a current or previous*Agent/Landlord and has authorised us to request information about the tenancy from you. Please return the completed form by fax to (08) _____

or email: _____

APPLICANT(S): _____

PROPERTY RENTED: _____

I / We, the above named applicant(s) agree for the information to be released.

SIGNATURE OF APPLICANT:

DATE: / / 20

PERIOD OF RENTAL: **DATE:** / / 20 **TO:** / / 20

RENT PAID PER WEEK: $

WAS THE APPLICANT THE LEASEHOLDER OR OCCUPANT? ☐ Leaseholder ☐ Occupant

WAS THE RENT EVER IN ARREARS: ☐ Yes ☐ No If yes, please provide details:

WAS ANY NOTICE TO REMEDY ISSUED? ☐ Yes ☐ No If yes, please provide details:

WAS THE PROPERTY KEPT IN A CLEAN AND TIDY MANNER? ☐ Yes ☐ No

WERE ANY PETS KEPT? ☐ Yes ☐ No

WERE THERE ANY PROBLEMS? ☐ Yes ☐ No If yes, please provide details:

WAS THE GARDEN SATISFACTORILY MAINTAINED? ☐ Yes ☐ No

WERE THERE ANY DEDUCTIONS FROM THE BOND OR DISPUTES AT THIS TIME? ☐ Yes ☐ No If yes, please provide details:

WOULD YOU RENT TO THE APPLICANT(S) AGAIN? ☐ Yes ☐ No

ANY OTHER RELEVANT INFORMATION:

Thank you for your assistance.

DATE: / / 20

Signature of Property Manager

Full Name of Property Manager

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Ittoram Pty Ltd trading as Marotti Real Estate disclosure of the Agent's usual use of residential tenancy database/s.

This notice is to be retained by the Applicant
Do not return this page to the Agent

The Agent usually uses a residential tenancy database/s, listed below, to check the applicant's tenancy history and to decide whether a residential tenancy agreement should be entered into with the Applicant.

Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	
Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	
Name of residential tenancy database:	
Telephone:	
Email:	
Website address:	

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