

APPLICATION AND OFFER TO RENT PROPERTY

Please only complete this application if you are sure that you want to enter into a Residential Tenancy Agreement with the owner of the premises

NUMERICAL
REALESTATE

PO Box 727
Port Lincoln SA 5606
08 8682 5343

plrentals@numericalrealestate.com

The owner of the premises is attempting to source the most suitable tenant; that is, a tenant who pays the rent on time and takes good care of the premises. To enable the owner of the premises to determine, in their opinion, who is the most suitable person, the owners' Managing Agency requires some background information about you.

Please note: This form is NOT a Residential Tenancy Agreement

--- PROPERTY ADDRESS BEING APPLIED FOR ---

TOTAL NUMBER OF OCCUPANTS INTENDED TO RESIDE AT PROPERTY:

Number of adults:	Number of children:	Ages of children:	
Pet type:	Pet breed:	Pet age:	
Pet registration number:	Desexed?	Male:	Female:
Pet type:	Pet breed:	Pet age:	
Pet registration number:	Desexed?	Male:	Female:

Please note: This form is NOT a Residential Tenancy Agreement

Should your application be successful, to enable us to lodge and disburse your bond with Bond Administration Office you **MUST** provide us with an email address.

Applicant one name:	Mobile:
Email address:	Work number:
Applicant two name:	Mobile:
Email address:	Work number:
Applicant three name:	Mobile:
Email address:	Work number:

I/ We have or will be applying for properties other than this one: Yes No

I/ We require a tenancy period of _____ months from _____ to _____

At a weekly rental amount of: _____

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PLEASE PROVIDE THE FOLLOWING INFORMATION

I/ We intend on using a waterbed at the property: Yes No

I/ We smoke cigarettes: Yes No

I/ We are bankrupt, or am in the process of declaring bankruptcy: Yes No

I/ We intend on applying for an SA Housing Bond Yes No

I/ We own a lawnmower and whipper snipper edging equipment: Yes No

If no, how do you intend on maintaining the gardens and lawn?

I/ We intend to purchase a lawnmower, edging equipment and fertilisers and weed/ trim ourselves, or

I/We intend to organise and pay our own contractor to mow, edge, fertilise, weed, and trim regularly, or

This property requires no lawn/ garden maintenance

No more than _____ vehicles will be parked at the premises at all times

Car make and model: _____ Colour: _____ Plate number: _____

Car make and model: _____ Colour: _____ Plate number: _____

Car make and model: _____ Colour: _____ Plate number: _____

IMPORTANT INFORMATION TO BE DISCLOSED PRIOR TO COMMENCEMENT OF PROCESSING APPLICATION

Have any of the applicants been charged with a criminal offence in Australia in the past 10 years? Yes No

Have any of the applicants had a Violence Restraining Order against them in the past 10 years? Yes No

If the answer to either of the above 2 questions is "YES", please provide a letter explaining the circumstances of the offence, or reasons why the Violence Restraining Order was issued and the date the offence or order was issued

INFORMATION FROM THE OWNER/ AGENT

Should your application be successful, you will be required to pay the following amounts in full and provide proof of payment, within two business days of acceptance of application or two business days prior to the lease commencement date, whichever occurs first:

Security bond:

First two weeks rent:

Total to be paid:

Thank you for your application to rent a property through Numerica Real Estate. Please ensure that your application is *fully* completed to ensure prompt processing.

Please ensure you read thoroughly through the information below, before completing and submitting your application for tenancy.

APPLICATION AND OFFER TO RENT PROPERTY

- All applications received are subject to the owner's approval
- If your application is not accepted by the owner, the owner/ Agent is not obliged to explain why your application was unsuccessful.
- If your application is successful, please note the following:
 - We require the first two weeks rent to be paid as a security deposit by either Australian Money Order, Bank Cheque or by Direct Deposit to the Agency's Trust Account **within two business days of acceptance of your application.**
 - All tenants must sign the lease and pay the total ingoing monies before the keys are handed over and vacant possession of the property is granted.
 - Failure to pay the ingoings monies in full within two business days will result in the withdrawal of acceptance of your application.
 - It is your responsibility to ensure that electricity is connected in your own name at the property. See our attachment on myconnect, a free service that connects utilities, phone and internet, and pay TV.
 - It is your responsibility to ensure gas bottles are present and full at the property.
 - If you require a telephone line connected to the premises, it is your responsibility to make enquiries with your service provider for this information.
 - If you require internet at the premises, it is your responsibility to make enquiries with the appropriate service providers for this information.
 - The owner/Agent makes no warranties that the previous occupants have or have not had a telephone connection or internet connection during their occupation of the premises.
 - If you are applying for a SA Housing Bond, our office policy is to receive all ingoing monies prior to moving any tenants into the property. If you have applied for and have been accepted for a SA Housing Bond, you will be required to provide our office with a letter from the Department of Housing stating that your bond loan has been approved and the amount they have approved.
 - If your application is successful, you are accepting the property as it was presented to you at your inspection, unless stated otherwise on this application form in the "special conditions". If you did not inspect the property, then you are accepting the property in its current condition as per the date of this application.
- When completing this application, you **MUST** complete an applicant page for every occupant that will be living in the home who is over the age of 18 years old.
- We do not allow subletting on our leases. If you are intending to sublet, you need to be upfront about the number of sublet occupants you intend to have on this application form. Furthermore, if the owner is to consider approving a sublet occupant, the sublet occupant must fully complete an Application for Tenancy, including providing evidence of 100 points of identification before the sublet application will be presented to the owner. The owner considers and either accepts or rejects an application based on the number of occupants who intend to occupy the residence. If you do enter into a lease agreement without declaring your sublet occupants as described above, you will be at risk of receiving a notice for breach of tenancy agreement and your tenancy may be terminated.
- When more than one applicant is accepted for the Lease Agreement, joint tenants for a property, this is a legally binding commitment by ALL parties of the agreement.
 - All parties will need to work out a way to pay rent to the Agency in one payment. The Agency will not single out tenants to determine who is or isn't in arrears should the rent not be paid; it will be the responsibility of all tenants to make sure the agreed rent amount is paid to the Agency on time and in advance at all times. Should a notice of breach be issued, it will be issued in the names of ALL tenants on the lease agreement.
- When applying for a property please note that a lease agreement is a legally binding financial commitment to the property for this length of time. Moving out prior to the expiry of the lease agreement or having to be evicted from the property prior to the end of the lease agreement due to non-payment of rent or failure to maintain the property in accordance with the terms of the lease agreement, WILL result in financial compensation payable by the tenant as reimbursement to the owner for the owner's out of pocket expenses. These costs will include rent in full until another tenant is placed into the property & the unexpired portion of the Letting Fee that was charged to the owner, according to the number of days of the early termination of the lease agreement. The original letting fee that the owner pays can be up to the equivalent of 2 x weeks rent + GST for a 12-month lease.

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APPLICANT ONE

Applicant one name:		Date of birth:
Driver's license number:	State of issue:	Passport number:
ID if no driver's license- license type and number:		
Postal address:		

CURRENT ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

Please note all information **MUST** be true and correct. We do check all information and references thoroughly and we will be aware if misleading information is provided.

PREVIOUS ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

OCCUPATION

Occupation:	Salary:	
Employer:	Manager/ Director:	
Employer address:		
Phone number:	Length of employment:	
If less than 12 months, provide the name of previous employer:		
Employer address:		
Manager/ Director:	Number:	Employment period:

Note: If self-employed, statements on income must be provided. Please provide a copy of your last two pay slips. If receiving Centrelink benefits, a statement of income from Centrelink must be provided.

Next of kin- not on lease:	Number:	Relation:
Emergency contact- not on lease:	Number:	Relation:
Character reference name- someone not related to you or on lease:		
Address:		
Number:	Relation:	

APPLICATION AND OFFER TO RENT PROPERTY

APPLICANT TWO

Applicant two name:		Date of birth:
Driver's license number:	State of issue:	Passport number:
ID if no driver's license- license type and number:		
Postal address:		

CURRENT ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

Please note all information **MUST** be true and correct. We do check all information and references thoroughly and we will be aware if misleading information is provided.

PREVIOUS ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

OCCUPATION

Occupation:	Salary:	
Employer:	Manager/ Director:	
Employer address:		
Phone number:	Length of employment:	
If less than 12 months, provide the name of previous employer:		
Employer address:		
Manager/ Director:	Number:	Employment period:

Note: If self-employed, statements on income must be provided. Please provide a copy of your last two pay slips. If receiving Centrelink benefits, a statement of income from Centrelink must be provided.

Next of kin- not on lease:	Number:	Relation:
Emergency contact- not on lease:	Number:	Relation:
Character reference name- someone not related to you or on lease:		
Address:		
Number:	Relation:	

APPLICATION AND OFFER TO RENT PROPERTY

APPLICANT THREE

Applicant three name:		Date of birth:
Driver's license number:	State of issue:	Passport number:
ID if no driver's license- license type and number:		
Postal address:		

CURRENT ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

Please note all information **MUST** be true and correct. We do check all information and references thoroughly and we will be aware if misleading information is provided.

PREVIOUS ADDRESS

Address:	
Agent/ Owner name:	
Agent/ Owner phone number:	Property manager name:
Period rented:	Rental amount paid:
Reason for leaving:	

OCCUPATION

Occupation:	Salary:	
Employer:	Manager/ Director:	
Employer address:		
Phone number:	Length of employment:	
If less than 12 months, provide the name of previous employer:		
Employer address:		
Manager/ Director:	Number:	Employment period:

Note: If self-employed, statements on income must be provided. Please provide a copy of your last two pay slips. If receiving Centrelink benefits, a statement of income from Centrelink must be provided.

Next of kin- not on lease:	Number:	Relation:
Emergency contact- not on lease:	Number:	Relation:
Character reference name- someone not related to you or on lease:		
Address:		
Number:	Relation:	

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OFFER OF OPTION

- 1: The Applicant offers to the owner an Option to Lease the Property. The Option to lease is created by the Owner's notification to the Applicant whether in writing or not that the Application and Offer is accepted by the Owner. There is no Option Fee payable. The period of the Option shall commence from and include the date of the acceptance of the Application by the Owner in writing via email or Australia Post and continues for 2 business days. The Option is exercised by the Applicant by either:
 - i. payment of the ingoing monies in full into the Agency's Trust Account, the ingoing monies being the equivalent of 2x weeks rent and a security bond equivalent to 4 weeks rent or 6 weeks rent if the rental amount is \$251 and above; or
 - ii. executing the Lease; or
 - iii. taking possession of the Property with the Owner's consent; or
 - iv. whichever occurs first.
2. The Applicant will not be entitled to occupation of the Property until:
 - i. vacant possession is provided by the current occupant of the Property;
 - ii. the Lease is signed by the Applicant; and
 - iii. the payment of all monies due to be paid by the Applicant being paid by the Applicant prior to occupation of the Property and are "cleared funds" in the Agency's Trust Account.
3. The persons comprising the Applicant are over the age of 18 years, none are bankrupt, and they each declare that all of the information provided is true and correct and are not misleading in anyway.
4. The Applicant agrees to pay the rent one rental period in advance at all times.
5. The Applicant acknowledges that they are responsible for their own contents. The Applicant should arrange their own insurance to cover their contents.
6. The Applicant agrees that for the purpose of this application, the Owner may make enquires of the persons given as referees by the Applicant, and also make enquiries of such other persons or agencies as the Owner may see fit.
7. The Applicant furthermore agrees for the Owner's Agent, to contact the person's given as referees by the applicant for the purpose of following up any arrears owing by the Applicant to the Owner.
8. The Applicant acknowledges having been advised that in the event of a breach of the Lease by the Applicant, items of personal information contained in this Application may be recorded in a Tenancy Database by or on behalf of the Owner and may be disclosed in connection with other residential tenancy applications by the applicant.
9. The Applicant acknowledges and agrees that the Owner will carry out all inspections between normal business hours at the Owner's discretion.
10. All acts and things which the Owner is required or empowered to do may be done by the Lessor or their appointed Managing Agent. Notices to the Owner must be served on the Managing Agent unless otherwise directed by the Owner.
11. 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.
12. It is agreed that the acceptance of this Application is subject to the approval of the Owner in the Owner's absolute discretion.
13. This document is not a residential tenancy agreement and does not grant any right to occupy the Property.

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APPLICATION FOR TENANCY IS MADE SUBJECT TO

I/ we agree to pay the following charges:

All electricity and gas charges:	yes
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Water consumption charges:	yes
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Telephone connection/ reconnection:	yes
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Internet connection:	yes
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NOTE: THE OWNERS INSURANCE DOES NOT COVER TENANTS CONTENTS; YOU WILL NEED TO ARRANGE YOUR OWN CONTENTS INSURANCE UPON ACCEPTANCE OF THIS APPLICATION.

Applicant one signature

Date

Applicant two signature

Date

Applicant three signature

Date

APPLICATION AND OFFER TO RENT PROPERTY

PRIVACY CONSENT AND DISCLOSURE STATEMENT

The personal information the prospective tenant provides in this application or collected from other sources including information from previous landlords/ managing agents, current & past employers and your referees 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 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 landlord, referees, other agents and third party operators of tenancy reference databases. Information already held on tenancy data bases 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 this agreement, that 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 tenancy reference databases and/or other agents.

If the Applicant would like to access the personal information the Agent holds, they can do so by contacting Numerical Real Estate – 8682 5343. The Applicant can also correct this information if it is inaccurate, incomplete, or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.

DECLARATION – I/we hereby offer to rent the property from the owner under a lease to be prepared by the Agent. I acknowledge that I will be required to pay rent and a rental bond in advance and that this application is subject to the approval of the landlord.

I acknowledge that I have read the Privacy Statement of Numerical Real Estate. I authorise Numerical Real Estate to collect information about me from:

1. My previous landlord/ managing agent
2. My personal referees and employers
3. I authorise Numerical Real Estate to disclose the personal information collected about me to the owner of the property even if the owner resides outside of Australia. I declare that all information within this entire application is true, correct and given of my own free will.

4. I DECLARE THAT:

- I / we have read and understood all pages of this application and have accepted all conditions herewith.
 - I/ we consent to the disclosures set out in the Authority to Release Tenant Information.
 - I/ we have read the Privacy Statements. All details herewith have been given of my own free will.
 - I/ we declare that I am not bankrupt and all of the information contained in this application is true and correct.
 - I/ we authorise Numerical Real Estate to make enquiries considered necessary to verify the information disclosed in this application.
- I understand that Numerical Real Estate collects and processes applications; there is no law requirement to disclose a reason to an unsuccessful applicant.

Applicant one name:

Applicant one signature

Date

Applicant two name:

Applicant two signature

Date

Applicant three name:

Applicant three signature

Date

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NUMERICAL REAL ESTATE RENT ARREARS POLICY

Text message, email or phone call made on DAY 4 of your rent being in arrears to advise of arrears & request immediate payment – no exceptions

Text message, email or phone call made on DAY 7 of your rent being in arrears to remind of arrears & request immediate payment – no exceptions

Form 2 – Notice to Tenant to Remedy Breach – Notice of Termination will be issued on DAY 15 of your rent being in arrears – NO EXCEPTIONS

It is imperative that if you anticipate that you may be late with your rental payment, that you contact our office immediately. Form 2 will be issued regardless to ensure that the owner of the property has the maximum protection under the requirements of the Residential Tenancies Act, and so as not to jeopardize their rental protection insurance on their property.

If the rent still remains unpaid on the expiry of the Notice of Termination you must vacate the property or an application will be made to South Australian Civil and Administrative Tribunal (SACAT) to authorise the Owner/Agent to take possession of the Property.

At this point you would become responsible for additional court costs and your details may also be lodged on both National and International databases for defaulting tenants.

It is for this reason that you must ensure that paying your rent is your FIRST priority, and please maintain communication with us AT ALL TIMES if you are not able to pay your rent by the due date.

I/We acknowledge and accept that if I am approved for the subject property as a tenant, that the above rent arrears policy will apply and I/we also understand that a termination notice MAY be issued if my rent is 4 days in arrears.

Signed by the applicant/s:

Applicant one name:	
Applicant one signature	Date

Applicant two name:	
Applicant two signature	Date

Applicant three name:	
Applicant three signature	Date

Authority & Privacy Act 1988:

The personal information the prospective tenant 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 to manage the tenancy. Personal information collected about the applicant in this application and during the course of the tenancy if the application is successful maybe disclosed for the purpose for which it was collected to other parties including the Landlord, referees, other Agents and third-party operators of tenancy reference databases. Information already held on tenancy reference 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, that 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 tenancy, reference databases and/or other Agents.

Who we partner with in SA



A quick reference guide

Electricity



Gas



Internet & Phone



OPTUS

dodo



iPrimus

Pay TV



Insurance



Moving support



1300 854 478

enquiry@myconnect.com.au

myconnect.com.au

myconnect[®]
a really smart move

Connect all your utilities in 4 simple steps

How it works:

1

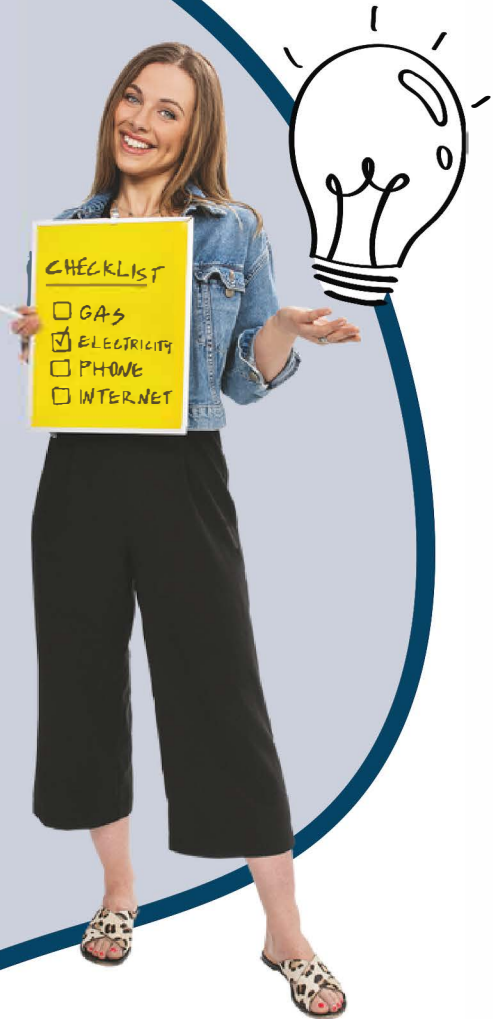
Agree

Please advise your team at **Numerical Real Estate** if you wish MyConnect to contact you. There's no obligations, no lock in contracts & we are a completely FREE service.

2

We Call You

MyConnect will call you to discuss your move in date. In one phone call we organise all your utilities, saving you time, effort and money. We also offer a free interpreter service.



3

Choose your Suppliers

We are partnered with a wide range of suppliers to provide you with the best solution for your needs. We have a variety of plans and packages available.



4

Move in!

Move into your house with all your services ready to go. We guarantee your utilities will be connected on the agreed day or we will cover all your expenses, no questions asked.



1300 854 478
enquiry@myconnect.com.au
myconnect.com.au

Proudly partnered with
myconnect[®]
a really smart move



Free Utility Connection Service

How it works

In conjunction with our service partner MyConnect, we are able to offer you:

- A completely FREE service to connect your utilities
- MyConnect will call you to discuss available retailers
- You choose your preferred retailer
- MyConnect make all necessary phone calls and arrange your utilities to be connected from your move in date • Save time and money by allowing MyConnect to assist



Connection Details

Full Name/s	Interpreter required	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Home Phone	Mobile (1)	Mobile (2)	
Email Address			
New Property Address			
Move in date	Connection date		

Declaration

By signing this application I/we;
Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details including National Metering Identifier (NMI), Meter Installation Registration Number (MIRN) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities.

Print Name/s	Signature/s	Date
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