

# TENANCY APPLICATION

<b>AGENCY NAME</b>	Morris Property Solutions	
<b>ADDRESS</b>	Po Box 298 Beaudesert QLD 4285	
<b>PHONE</b>	0417 376 295	
<b>EMAIL</b>	<a href="mailto:maz@morrisps.com.au">maz@morrisps.com.au</a>	

## PROPERTY ADDRESS FOR RENT

Our Agency welcomes your Application and any queries you may have about the Property, Tenancy or process. The following information and checklist will assist you to complete the Tenancy Application, so it can be processed promptly.

### Please read prior to completing your Application

- One Application is to be completed per person.
- Our Agency staff will contact you within 24-48 business hours. If the Application is approved, within 24 hours of acceptance, the General Tenancy Agreement is to be signed by all approved lease holders and an amount, equal to 2 weeks rent is to be paid.

DOCUMENTS ACCEPTED FOR IDENTIFICATION CHECK	Points per Document
Submit <u>only one</u> of the following: * Passport * Birth Certificate	70
* Drivers Licence * Proof of Age Card * Other Photo ID from Government eg Pension Card, Student Card	40
* 2 recent Rent Receipts * 2 recent Pay Advices * Tenancy Ledger	25
Documents on which your name and current address appear: * Car registration certificate * Rates Notice * Electricity Account * Bank/Credit Card Statement * Telephone Account * Gas Account	25

### TOTAL POINTS ACHIEVED WITH ATTACHED DOCUMENTS:

Applicant Checklist - Before I submit this Application, I have;

- \* Attached photocopies of documents to meet 100 or more points of ID which include mandatory documents
- \* Inspected the Property both internally and externally
- \* Been given a copy of the General Tenancy Agreement, Terms and any Special Terms to read. NB If not, please contact Agency ASAP
- \* Completed the Application form fully, including the Privacy Disclosure Statement and Privacy Consent

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## Applicant's Details

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Name in Full \_\_\_\_\_ Other Name You have been known by \_\_\_\_\_

Date of Birth \_\_\_\_\_ Place of Birth \_\_\_\_\_

Drivers Licence No. \_\_\_\_\_ Expiry \_\_\_\_\_ Passport No \_\_\_\_\_ Expiry \_\_\_\_\_

Home \_\_\_\_\_  Mobile \_\_\_\_\_  Business \_\_\_\_\_

Email \_\_\_\_\_

## Australian Citizen

Yes  No: Refer to copies of Passport and Visa attached Visa Expiry Date \_\_\_\_\_

## Current Address :

### Current Tenancy Details if applicable

Rent per week \_\_\_\_\_ \$ \_\_\_\_\_ Period of occupancy \_\_\_\_\_ Years \_\_\_\_\_ Months \_\_\_\_\_

Agent/Landlord \_\_\_\_\_  Business \_\_\_\_\_ Fax \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Do you expect the Bond to be refunded in full  Yes  No *Why:* \_\_\_\_\_

## Previous Address

Address \_\_\_\_\_

Rent per week \_\_\_\_\_ \$ \_\_\_\_\_ Period of occupancy \_\_\_\_\_ Years \_\_\_\_\_ Months \_\_\_\_\_

Reason for leaving \_\_\_\_\_

Agent/Landlord \_\_\_\_\_  Business \_\_\_\_\_ Fax \_\_\_\_\_

## Employment

Current Employer \_\_\_\_\_ Your Position \_\_\_\_\_

Full Time  Part Time  Casual  Contract

Length of Employment \_\_\_\_\_ Years \_\_\_\_\_ Months \_\_\_\_\_ Pay day is \_\_\_\_\_ of each: week / fortnight / month

Payroll / Manager's Name \_\_\_\_\_  Phone \_\_\_\_\_

## If Self Employed

Company Name \_\_\_\_\_ Trading As \_\_\_\_\_

Address \_\_\_\_\_ ABN \_\_\_\_\_

Period self employed \_\_\_\_\_ Years \_\_\_\_\_ Months \_\_\_\_\_ Industry/ Nature of Business \_\_\_\_\_

Accountant Details \_\_\_\_\_  Business \_\_\_\_\_

Creditor Referee \_\_\_\_\_  Business \_\_\_\_\_

## Income – specify \$Gross per annum and provide verification

• Employment \_\_\_\_\_ \$ \_\_\_\_\_

• Self Employment – provide Accountant letter to verify \_\_\_\_\_ \$ \_\_\_\_\_

• Other: \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL \_\_\_\_\_ \$ \_\_\_\_\_

## If Not Currently Employed

Centerlink Payments \$ Week/fortnight

Refer to the following selected documents attached to Application to verify my source of income:

Centerlink Document  Bank Statements  Austudy Document  Other

## Vehicles to be kept at Property

Registration No \_\_\_\_\_ Model \_\_\_\_\_

Other \_\_\_\_\_

## Occupancy Details of Persons to Reside at Property other than Applicant, including Dependants and other Applicants

Name	Date of Birth	Relationship	Name	Date of Birth	Relationship

**Pets**  No  Yes: \_\_\_\_\_ Type: \_\_\_\_\_ Indoor/Outdoor \_\_\_\_\_

## Emergency Contact Details of Closest Relatives who will not be Residing with You

1. Name	2. Name
Address _____	Address _____
Relationship <input type="checkbox"/> H <input type="checkbox"/> W <input type="checkbox"/> M	Relationship <input type="checkbox"/> H <input type="checkbox"/> W <input type="checkbox"/> M

## Declarations – Applicant to Complete and Provide Details as Required

Have you ever been evicted by any Lessor or Agent?  No  Yes:

Are you in debt to another Lessor or Agent?  No  Yes:

Is there any reason known to you that would affect your ability to pay rent when due?  No  Yes:

Was your Bond at your last address refunded in full?  Yes  No:

Was the Property in a satisfactory condition when you inspected it? If not, list requests.  Yes  No:

I declare the information provided is true and correct. I consent to verify details via Tenancy Information Centre of Australia and National Tenancy Database records

I apply for Tenancy for a period of \_\_\_\_\_ months, at a rental of \$ \_\_\_\_\_ per week commencing on \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_.

I have been given a copy of the General Tenancy Agreement, Terms and any Special Terms to read before submitting this Application.

I understand that if the nominated Applicant is advised this Application is approved then within 24 hours, all approved Applicants are to sign the General Tenancy Agreement and pay 2 weeks rent as Part Bond. The Tenant is then bound to the Terms of the Agreement and the Property will cease to be available for rent. If the Tenancy does not proceed, steps to apply for a refund of the Bond will be taken by the Agent for monies owed for rent until a replacement Tenant is secured.

Pre-moving in costs as itemised below are to be paid by **BANK CHEQUE OR DIRECT DEPOSIT made payable to INSERT DETAILS.**

ITEM	CALCULATION	\$ PAYABLE	IMPORTANT NOTES
<b>Rent – first 2 weeks rent</b>	2 x \$	= \$	Must be paid BEFORE lease commences
<b>Bond – 4 times weekly rent</b> NB: If rent is over \$700pw, Bond is as specified on Rent List	4 x \$	= \$	Full Bond or Part Bond equivalent to 2 weeks rent must be paid within 48 hours of Application approval
<b>TOTAL PRE-MOVING IN COST</b>		<b>\$</b>	Total to be paid BEFORE lease commences

# Morris Property Solutions

## PRIVACY DISCLOSURE STATEMENT

We are an independently owned and operated business and are bound by the National Privacy principles. We collect personal information about you in this form to assess your Application for Tenancy. We may need to collect information about you from your previous Lessors or Letting Agents, your Employer and Referees. We will also check if details of Tenancy defaults by you are held on a Tenancy Database. Your consent for us to collect the information is set out below in the Privacy Consent section.

## COLLECTION NOTICE

The personal information you provide in this Application or our Agency collects from other sources is necessary for **our Agency** to verify your identity, to process and evaluate the Application and to manage the Tenancy. If the Application is successful, personal information collected about you in this Application and during the course of your Tenancy, may be disclosed for the purpose for which it was collected to other parties including the Lessor, Referees, other Agents and third party operators of Tenancy Databases. Information already held on Tenancy Databases may also be disclosed to our Agency and/or the Lessor. If you enter into a General Tenancy Agreement and if you fail to comply with your obligations under the Agreement, the facts and other relevant personal information collected about you during the course of your Tenancy may also be disclosed to the Lessor, third party operators of Tenancy Databases and/or other Agents.

You have the right to access personal information that we hold about you by contacting our Privacy Officer. You can also correct this information if it is inaccurate, incomplete or out of date. If your Application is not successful it will be stored securely for a period of one month only. If you decide not to collect your Application we will destroy your documents to comply with Privacy Legislation.

If you do not complete this form or do not sign the consent below then your Application for Tenancy may not be considered by the owner of the relevant Property or, if considered, may be rejected, due to insufficient information to assess the Application.

## PRIVACY CONSENT

I acknowledge that I have read the above Privacy Disclosure Statement and Collection Notice of **Morris Property Solutions** I authorise **Morris Property Solutions** to collect information about me from:

- My previous letting Agents and/or Lessors;
- My personal referees, employers and all other references on this application;
- Tenancy Databases to which **Morris Property Solutions** subscribes. I can refer to their Privacy Disclosure Statements via: [www.tica.com.au](http://www.tica.com.au)

I authorise **Morris Property Solutions** to refer my name and contact details to an arranger or service provider including tradespeople (to attend to work required at this Property), salespeople (primary and secondary Agents), valuers, the Lessor, other Agents, database operators, other Property Managers, Body Corporate, Insurance companies, Financial services, if required in the future, and to Authorities as required by law.

## MARKETING CONSENT

I understand that the Agency may need to contact me about Property related information eg properties for rent or for sale or other services which may interest me. I am the telephone account holder or nominated person by the account holder and agree **Morris Property Solutions** to use the phone details provided below to contact me for marketing purposes until I advise otherwise.

Period of Contact:  Indefinite until advised in writing otherwise  Other -

## UTILITY CONNECTIONS – FREE SERVICE

If my Application for Tenancy is accepted I would like assistance at no additional charge, with the connection of telephone, electricity or gas to the Property. **On The Move** is authorized to contact me direct regarding the CONNECTION of these utility services.

## ELECTRONIC TRANSMISSION

It is agreed by ticking this box, consent is given to receive any documentation relevant to the Tenancy by electronic communication methods such as email or facsimile and the method of receiving advice or notification by SMS is accepted.

## ACKNOWLEDGEMENT AND CONSENT BY APPLICANT

Applicant Name	
Applicant Signature	
Date	
Time	