

Thank you for viewing a Property presented by AQUILA REALTY

Address of property _____

Please take the time to carefully read the Application, Information required, as well as ID requirements.

AQUILA REALTY does **NOT** require an **OPTION FEE** to be paid with the Application.

Should your application be **ACCEPTED**, you will be asked the following:

1. Arrangement to Sign Lease within two days of Acceptance
(To allow Aquila Realty to remove the property from our Available Rentals List on all websites)
2. **Two Week's rent + Bond**, Including **Pet Bond Paid** prior to or immediately after Lease has been signed

Tenant/s Agree and Accept to Lease Property which includes:

1. Standard Lease Conditions
2. All Conditions – Pages 1 – 6
3. Any Extra Conditions Applicable or relevant to above Property
4. Bond + 2 weeks Rent Paid - equal to 4 x weeks Rent – As soon as Lease has been Signed & prior to handover of Keys
5. Pet Bond paid if applicable – currently \$260.00

Tenant Names:

Tenant/s Signatures: X X
X X

Date: ____/____/____

Completed Applications can be forwarded via:

1. Email: propertymanagement@aquilarealty.com.au
2. In Person: **Shop T5 Egerton Drive, Aveley** – VALE TOWN CENTRE
Business Hours **9am – 5pm**

Should you have any queries regarding your application, please call during office hours
Weekdays: 9.00am – 5.00pm Office: 08 9297 4009

Prior to Applying – Have you thought about.....

- Location? Access required for amenities such as transport
- Gardens? Time and care factors including watering obligations
- Car Parking versus number of vehicles & occupants



INFORMATION REQUIRED WITH APPLICATION

In order for us as the **Agent** to process your application promptly, we require **COPIES** of the following to verify your application, from **ALL** applicants.

IDENTIFICATION – Two of the following items **must** be provided

Drivers Licence or Proof of age card

Passport

(at least one of these)

Birth Certificate or Extract

And

Medicare card

Bank Card or Visa Card

(at least one of these)

Centrelink Card

INCOME – One of the following

Pay Slip/s

Centrelink Statement of Income

Contract/Letter from Employer

Contact Details of Employer and/or previous employer if less than 12mths

IMPORTANT:

Please ensure your **Employer** is aware of your consent for information to be provided

OTHER

Rent receipts

Invoice with current residential address

Contact Details of current or previous Agent or Private Owner



****IMPORTANT****

Items to make a residence more comfortable are attractive to tenants when looking for a rental property. Be mindful of costs associated with the day to day usage of these items. Items that can incur exorbitant costs if not used sparingly or in a controlled manner, include but not limited to, reverse cycle refrigerated air conditioning, swimming pool pumps equipment, evaporative ducted air conditioning, gas heating. The costs associated with using such items is solely the responsibility of the tenant.



Water consumption is a tenant's responsibility. Be mindful of showering times, ensure reticulation at the property is set to correct watering days and ample watering times. During wet months, turn the reticulation off. On September 1st, check the reticulation and set for correct watering days. Accepting a property to rent with gardens comes with obligations of watering as well as general upkeep.

If the use of a paddle pool has been approved by the Owner, take into consideration the water usage for such an item as well as have diligent safety measures in place.



ANNEXURE TO TENANCY APPLICATION

To allow us to process your application, you are to answer all questions to the best of your ability. Any false information provided will result in your application being denied. () Initials

The completion of this annexure does not constitute an offer or acceptance. () Initials

Upon Acceptance of your Application, all monies must be paid in full prior to Handover of Keys, Money can be electronically deposited to our Trust account – our Bank details will be provided upon Acceptance. () Initials

Please answer the following questions:-

Have you ever been evicted by an Owner or an Agent?

If yes, please give details_____

Have you ever been refused a property by an Owner or an Agent?

If yes, please give details_____

Are you in debt to any Owner or Agent?

If yes, please give details_____

Have you ever been late with previous rental payments?

If yes, please give details_____

Are you anticipating bond deductions from current tenancy or had bond deductions prior.

If yes, please give details_____

I/we the applicants hereby authorise Aquila Realty to conduct enquiry and other searches that will verify the information provided by me/us. I/we do solemnly and sincerely declare that all information provided by me/us is true and correct and has been willingly supplied to assist in the assessment of my/our application.

Tenant/s Signatures: X X
X X

THE FOLLOWING CONDITIONS FORM PART OF THIS APPLICATION:

- 1.** Tenant/s acknowledges, they will Receive, and will Read our Tenant Handbook – (*once accepted by Owner*)
- 2.** Tenants acknowledge no nails, screws, picture hooks or blue-tac to be put on any wall or door without written permission from the Owner
- 3.** Tenants agree to clean all windows and sliding doors, periodically as well as upon vacation of the property, including glass, frames & tracks.
- 4.** A rent review will be conducted every six months in accordance with Section 30 of the Act
- 5.** Tenant will be responsible for cost of any repair caused by careless use or neglect to blocked drains (I.e. hair, food, fat, toys or any unknown item found).
- 6. GARDENS / LAWNS & OUTSIDE AREAS**
 - a)** All Outside areas, including Gardens, Lawns & Paving must be maintained regularly in accordance with the ingoing Condition of the property, as well as the Report at the commencement of the tenancy, this includes watering grass & gardens by hand on non-sprinkler permitted days if required and removal of weeds and/or overgrown grass in gardens, on paving and on the lawn. Hand watering of the plants & gardens is required between allowed watering days, to ensure that gardens & lawns are maintained in a healthy condition,
 - b)** Tenants agree to keep the Driveway & Carport free of oil spills & stains & agree to put a drip tray or mat down to protect surfaces,
 - c)** No vehicles to be parked or driven on grass or lawn areas, and no unlicensed Vehicles are to be kept at the property,
 - d)** RETICULATION - It is the responsibility of tenants to ensure reticulation continues working, and comes on, only on the days allocated by relevant Water Authority, using last digit of applicable house number. This includes regular checking & replacement of sprinkler heads,
 - e)** Tenant must either, check, turn on or reset Control Box upon Power failure and/or change Seasonal / Weather restrictions on a regular basis,
- 7. INSPECTIONS**
 - a)** Tenants are aware, acknowledge & accept a property officer from Aquila Realty conducts Routine Inspections on weekdays (Monday to Friday) but usually Wednesdays or Thursdays between hours of 12pm and 6pm - with the appropriate notice given. We will endeavour to meet at an agreed specified time on the agreed day, should that be the requirement of the tenant & Tenants understand & accept the office key will be used if required,
 - b)** Photo's may be taken by Property Inspector, during Routine Inspections (*we endeavour not to include personal items or photographs*),
- 8.** Tenants are aware that they need to take their own Contents Insurance for their own personal property.

9. Should the property have wooden floorboards, furniture protectors must be used under all items of furniture to avoid any damage to the floorboards.

10. Should there be an air conditioner at the property, the filters must be cleaned on a regular basis (*once per month*) to ensure optimum working order of same

11. Should an internal outlet plug exist for an antenna, tenants are aware there may not necessarily be an antenna provided for their use, for same.

12. Should an internal phone connection exist, tenants are aware as per the standard lease agreement, they are responsible for any connection and associated costs of same

13. Should Solar Energy be in place at the property, Tenant must apply to Synergy or applicable utility for any applicable Rebates to be applied to their themselves, within 30 days of lease commencement.

14. END OF TENANCY

a) NOTICE to Vacate - Aquila Realty requires a signed Letter from all Tenants regarding their intention to vacate at least 30 days prior to Lease end date (fixed Term lease) 21 days if periodic lease.

b) POOLS & POOL SPAS - Tenant agrees to provide to the Owner / Property Manager A certificate from a Professional Pool Operator, stating that the pool & all it's apparatus, including the filter, are in good working order & in a hygienic & safe condition at the end of this lease. (At the Tenants Expense),

c) Shower curtain/s must be replaced or cleaned upon vacation of the property,
(Please refer to the original Property Condition Report)

d) Light globes inside and outside Premises, must all be in working order upon vacation of the property,

e) ENDING A FIXED TERM AGREEMENT - Breaking a Lease

Tenants are aware compensation charges may apply, should tenant choose to vacate prior to Lease expiring Example of such Charges: Unexpired days of Lease x Daily Rent (*Portion of Letting Fee*)

Advertising Costs - Property Condition Report

Final Bond Inspection (*All fees charged to Tenants are as charged to Owner in Management Fees*),

15. Keys & Electronic Keys - Tenants acknowledge, understand & accepts all keys / remote controls belong to property, including replacement and extra keys / remote controls Tenants have cut for their own use.

16. SMOKE ALARMS & SECURITY

a) Smoke Alarms Yearly Battery Replacement - Tenants are aware it is their responsibility to replace the battery once every year. Generally it is well advertised for annual battery replacement on the 1st of April each year,

b) Smoke Alarms should be tested on a regular basis. Preferably once a month. Should Smoke alarm not be working, Tenant to advise Owner / Agent immediately,

c) Tenants should not tamper with Smoke or Security Alarms other than, for the above reasons,

d) Cleaning of Smoke Alarm - check for cobwebs, insects and dust every 6 months - clean with soft brush attachment around vents & spray around vents to prevent insects nesting inside,

e) Never paint over Smoke Alarms

PET SPECIAL CONDITIONS:



Type & Breed of Pet:

Name of Pet:

Age of Pet:

Registration Number:

Address of Premises:

Tenant Names:

Tenant/s Signatures: X X

Date: ____/____/____

1. The Tenant must be a responsible pet owner, showing due care for the cleanliness of the Pet and the Owner's Premises and for the amenity of the neighbourhood.
2. If the Premises are part of a strata scheme and the Strata Owners resolve that pets cannot be kept on the strata lot comprising the Premises, then the Tenant must remove the Pet from the Premises.
3. If the Tenant breaches these conditions and fails to remedy any breach within 14 days after written notice of breach has been then the Tenant must immediately remove the Pet from the Premises.
4. The Tenant agrees to abide by any laws or by-laws of the Local Government Authority relating to Pets.
5. Any additional or replacement pets to the Pet, must be approved by the Owner in writing, and if approved, will be subject to these conditions.
6. The Owner may at any time request, and the Tenant must provide, a photograph of the Pet.
7. The Owner and Tenant agree that the Pet must:
 - a) be kept clean, quiet and controlled at all times,
 - b) be free from parasites and disease,
 - c) be domesticated,
 - d) not disturb neighbours, other tenants or other pets,
 - e) not wander unsupervised (*except for a cat, which must be kept indoors at night*),
 - f) be toilet trained,
 - g) receive appropriate veterinary care where required,
 - h) be under control or on a lead when passing through any common property, so that the Pet does not disturb other tenants, their visitors or other Pets.
8. The Tenant is responsible for keeping all areas where pet is housed and fed, clean, fresh, safe and free from parasites.
9. The Tenant must promptly pick up and dispose of all faeces (*pet droppings*) in an appropriate bag and have them placed in a rubbish bin and wash away urine from outdoor areas.
10. The Tenant is liable for any damage or injury caused by the Pet to the Premises and will pay the Owner For any costs or expenses incurred by the Owner as a result of damage or injury to any person or property. Damage includes destruction or damage to garden, lawn, reticulation and courtyard areas.
11. The Tenant warrants that, having inspected the Premises, the fences at the Premises are adequate to enclose the Pet. If the fences are not effective at enclosing the Pet, then the Tenant must make alternative arrangements to accommodate the Pet.
12. If the fence is damaged (*not by the tenant or the pet*) and becomes inadequate to enclose the Pet, then the Tenant must **a)** promptly notify the Owner / Agent and **b)** make alternative arrangements to accommodate the pet, until the fence is repaired.
13. If the Pet is capable of carrying parasites that can affect humans, then the Tenant agrees to increase the Security Bond by \$260.00 (*Pet Bond*).
14. No Pets to be kept inside the premises unless otherwise agreed & accepted by Owner.
15. Should a cat be accepted at the Premises and not be accepted to be indoors, Tenant is responsible for installing an appropriate cat run outdoors with Owners written permission. When Tenant vacates the property, Tenant must remove cat run and should any damage occur to Property as a result, any damage to be rectified immediately.