



T 02 9999 1373 **F** 02 9999 1467 **M** 0437 33 33 93
Waratah Court, Shop 15, 12-14 Waratah St Mona Vale
www.bayviwebeach.com.au

Lease Application

MUST BE COMPLETED IN FULL + RESERVATION FEE PAID PRIOR TO LEASE PREPARATION

ADDRESS OF PREMISES

LESSEE'S NAME & ADDRESS

ABN
ACN

Tel _____ Fax _____ Mob **0** _____

Email _____

REGISTERED OFFICE

DIRECTOR'S GUARANTEES

1. Full Name _____ Address _____
Driver's Licence No _____

2. Full Name _____ Address _____
Driver's Licence No _____

3. Full Name _____ Address _____
Driver's Licence No _____

USAGE TYPE

LEASE TERM

OPTION

COMMENCEMENT DATE

COMMENCING RENTAL \$ _____ PA Gross PLUS GST _____ OUTGOINGS Gross % **100** _____

OUTGOINGS PAID BY LESSOR _____ Nett % _____

☒ Council Rates

☒ Water Rates

☒ Land Tax

☒ Strata Levies

☒ Insurance

☒ Management

RENTAL REVIEWS

BANK GUARANTEE \$ _____ OR SECURITY BOND \$ _____

SPECIAL CONDITIONS

CURRENT AGENT/LANDLORD NAME _____ CONTACT TEL _____

MAJOR CREDITORS / REFERENCES

1. Full Name _____ Contact Tel _____

2. Full Name _____ Contact Tel _____

3. Full Name _____ Contact Tel _____

Continued Page 2 (must be completed)

Application

I, The applicant hereby confirm that I have the authority to enter into this agreement and apply for approval by the owner of the premises referred to in this form to becoming the Lessee of those premises on the terms and conditions contained in this form and request that pending consideration of my application the premises be reserved in my favour. I agree to pay the lessor's and lessee's costs associated with the lease.

Reservation Fee & Acknowledgement of Reservation Conditions

It is hereby acknowledged:

1. That the Applicant has paid a Reservation Fee of \$ _____ incl GST equivalent to **one** months rent to reserve the premises in favour of the Applicant (calculated on the basis that one day reserved equals one thirtieth of the Reservation Fee).
Electronic Funds Transfer to: Bay.View.Beach Real Estate Trust Account, BSB 032-196, Account 524 637
2. Unless otherwise instructed by the Lessor, during this period the premises will not be reserved in favour of any other Applicant by Bay.View.Beach Real Estate Pty Ltd nor will a Reservation Fee be received from any other Applicant.
3. That should the Lessor decline this application, the Reservation Fee will be refunded to the Applicant in full.
4. That should the Lessor accept this application, the Reservation Fee will be paid towards the rent for the premises.
5. That should the Applicant decide not to proceed, the Lessor may retain so much of the Reservation Fee against any legal fees incurred by the Lessor.
6. That the Applicant will PRIOR to taking possession of the property:
 - a. Pay 1 month's rental in advance (already paid as the Reservation Fee);
 - b. Pay all bond and associated lease administration costs plus GST;
 - c. Supply a copy of the most recent Annual Return to the Australian Securities Commission if applicable;
 - d. Supply an original Bank Guarantee, if applicable;
 - e. Execute all copies of the lease in full; and
 - f. Provide a Public Liability Certificate of Currency;
 - g. Supply a copy of Driver's licence for each Director;
 - h. It is the applicant's sole responsibility to obtain all necessary consents that may be required from local government or other authorities to carry on their proposed business at the premises;

I, the Applicant, do solemnly and sincerely declare that I am not a bankrupt or an undischarged bankrupt nor has any company with which I am associated been placed under the control of a liquidator or receiver and affirm that the above information is true and correct. I have inspected the abovementioned premises and wish to take a lease for such premises for the period and the rental indicated above. I undertake to pay the rental bond/bank guarantee or public liability insurance and all associated costs prior to taking possession of the premises.

We, Bay.View.Beach Real Estate Pty Ltd acting for the Owner of the above premises acknowledge receipt of the above Application and the accompanying Reservation Fee and agree (i) to reserve the premises for the period and in accordance with the conditions above stated; (ii) to notify the Applicant within the Reservation Period whether or not the Applicant has been approved; (iii) and if the Applicant is approved to submit the lease for the premises to the Applicant.

I, the applicant, do hereby consent to Bay.View.Beach Real Estate Pty Ltd to conduct the necessary reference checks using the information provided by the applicant.

APPLICANT'S SIGNATURE in the presence of

PRINT FULL NAME

DATE

Signed on behalf of Bay.View.Beach Real Estate Pty Ltd

I acknowledge receipt of a true copy of this document immediately after signing