

RESIDENTIAL RENTAL APPLICATION FORM

PHS

PLATINUM HOME SALES

Selling Solutions, Not Promises



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Residential Rental Application Form

For your application to be processed you must answer all questions
(Including the reverse side)
Please note: Mention of "RRP" refers to "Residential Rental Provider"



AGENT DETAILS

Platinum Home Sales

Office: 75A Wellington Street Kerang Vic 3579

Phone: 03 5452 2494

Email: nikita@platinumhomesales.com.au

Property Manager:

A. PROPERTY DETAILS

1. What is the address of the property you would like to rent?

Postcode

Property Rental

Bond amount

\$ /week \$ /month \$

2. Lease commencement date?

Day Month Year

3. Lease term?

Years Months

4. How many people will occupy the property?

Adults Children

ATTACH SEPARATE APPLICATION FOR EACH ADDITIONAL RENTER.

B. PERSONAL DETAILS

5. Please give us your details (note that each adult must complete an application and provide 100 points of ID)

Full Name

Is this applicant over the age of 18?

Driver's licence number

Driver's licence expiry date

Driver's licence state

Passport no.

Passport country

Pension no. (if applicable)

Pension type (if applicable)

6. Please provide your contact details

Home phone no.

Mobile phone no.

Work phone no.

Fax no.

Email address

7. What is your current address?

Postcode

C. UTILITY CONNECTIONS

myconnect[®]
a really smart move

MyConnect will call you to arrange free connection of your required utilities



Please select the required utilities:

☒ **Water (compulsory)** ☐ Electricity ☐ Gas ☐ Telephone
☐ Internet ☐ Pay TV ☐ Interpreter required

Unless I have opted out of this section, 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 NMI, MIRN, utility provider) 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. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.

☐ Tick here to opt out

☎ 1300 854 478 ✉ enquiry@myconnect.com.au 🌐 myconnect.com.au

D. DECLARATION

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the Rental Provider I agree to enter into a Residential Rental Agreement pursuant to the Residential Tenancies Act 1997.

I acknowledge that this application is subject to the approval of the owner/Rental Provider. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal information about me from:

- (a) The owner or the Agent of my current or previous residences;
 - (b) My personal referees and employer/s
 - (c) Any record listing or database of defaults by Renters
- If I default under the rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/Rental Providers of properties I may apply for in the future.

I am aware that the Agent will use and disclose my personal information in order to:

- (a) communicate with the owner and select a Renter
- (b) prepare lease/tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- (g) complete a credit check with NTD (National Tenancies Database) phone 1300 563 826 - email info@ntd.com.au
- (h) transfer water account into my name

I am aware that if the information is not provided or I do not consent to the uses to which personal information is put, the agent cannot provide me with the lease/tenancy of the premises. I am aware that I may access personal information on the contact details above. I further acknowledge that my application may be subjected to a National Tenancy Database (NTD) search for verification and approval. NTD can be contacted on 1300 563 826.

Signature

Date

X

E. APPLICANT HISTORY

8. How long have you lived at your current address?

Years Months

9. Why are you leaving this address?

10. Residential Rental Provider/Agent details of this property

Name of RRP or Agent

RRP/Agent Phone No.

Weekly Rent

11. What was your previous residential address?

12. How long did you live at this address?

Years Months

13. Residential Rental Provider/Agent details of this property

Name of RRP or Agent

RRP/Agent Phone No.

Weekly Rent

F. EMPLOYMENT HISTORY

15. Please provide your employment details

What is your occupation?

What is the nature of your employment?
(FULL TIME/PART TIME/CASUAL)

Employer's name (inc. institution if student)

Employer's address

Contact name

Phone no.

Length of employment

Net Weekly Income

Years Months

16. Please provide your previous employment details

Occupation?

Employer's name

Phone no.

Length of employment

Net Income

Years Months

17. Centrelink details

Payment type

Amount

G. CONTACTS / REFERENCES

18. Please provide a contact in case of emergency

Surname

Given name/s

Relationship to you

Phone no.

19. Please provide 2 personal references (not related to you)

1. Surname

Given name/s

Relationship to you

Phone no.

2. Surname

Given name/s

Relationship to you

Phone no.

H. OTHER INFORMATION

20. How many vehicles will occupy this property?

21. Car Registration

22. Please provide details of any pets

Breed/type

Council registration / number

1.

2.

23. Do you smoke?

☐

Yes, inside

☐

Yes, outside

☐

No

I. PAYMENT

I/We agree to pay a rental bond equal to 4 weeks rent if my/our application for tenancy is successful. ☐

We will pay the bond by one of the following:

Bank Cheque ☐ EFT Transfer ☐ Dept. of Housing (DOH) ☐

I/We agree to pay two weeks rent upon signing the tenancy agreement. ☐

We will pay the two weeks rent by one of the following:

Bank Cheque ☐ EFT Transfer ☐ Cash* ☐ * via bank deposit only.

We will pay all ongoing rent for the tenancy by one of the following.

EFT Transfer ☐ Centrepay (Centrelink) ☐

We accept cheque or EFT Transfer for bond and rent payments.

PLEASE NOTE

* The bond is to be paid separately by EFT Transfer or cheque made out to the RTBA within 24 hours after approval of application. No personal cheques accepted.

*Initial rental payment must be made by bank cheque or EFT Transfer on or before of the start of tenancy.

*Keys will not be handed over until the lease agreement has been signed by all the applicants.

*The applicant has declared that the information provided is true & correct and agree that the agent is permitted to make enquiries to provide information to the Residential Rental Provider for the purposes of assessing you eligibility to rent the property.

PLEASE PROVIDE 100 POINTS OF IDENTIFICATION

You MUST include at least **1 form of Photo I.D AND Proof of Income**

Driver's Licence / Passport 50

Proof of Age Card / Student ID Card 50

2 Recent Pay slips / Recent BAS Statement 30

Bank Statement (balance and transactions can be redacted) 20

Copy of Mobile Phone Account 20

Copy of Medicare Card 20

Concession / Pension Card 10

Copy of Gas / Water / Electricity account 30 each

Residential Tenancies Act 1997

(Section 29C)

STATEMENT OF INFORMATION FOR RENTAL APPLICANTS

1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - association with someone who has these personal attributes.
3. These personal attributes are protected by law and extend to agreements under the Residential Tenancies Act 1997 (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the Equal Opportunity Act 2010 (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
6. Scenarios and examples of unlawful discrimination in applying for a property
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
 - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
 - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.
 - Refusing to provide accommodation because you have an assistance dog.
7. Scenarios and examples of unlawful discrimination when occupying or leaving a property
 - Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
 - Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
 - Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
 - Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.
8. Getting help
If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.