



**The Realest  
Estate.**

# Residential Rental Application Form

Please fill out all sections below for your application to be considered.  
Once complete, please email your application to [rentals@therealestestate.com.au](mailto:rentals@therealestestate.com.au)  
along with you 100 points of ID.

**Please complete one application per person.**

## Section A: Property Details

1. Application Address

2. Date Inspected

dd/mm/yyyy

3. Rental Amount

p/w

4. Preferred Commencement Date

dd/mm/yyyy

5. Preferred Lease Term

months

6. Was the property upon inspection in a reasonably clean and fair condition?

☐

YES

☐

NO

7. How did you find out about this property?

☐

therealestestate.com.au

☐

domain.com.au

☐

Referral

☐

realestate.com.au

☐

Social Media

☐

Other

If other, please specify

## Section B: Applicant Details

8. Title

9. Full Name

10. Date Of Birth

dd/mm/yyyy

*D.O.B required for Rental Checking purposes  
and for Water Usage.*

10. All Day Phone/Mobile

11. Home/Work Phone

12. Email Address

13. Current Residential Address

14. Drivers License No#

State Of Issue

Expiry Date

15. Passport No#

Country

Expiry Date

16. Vehicles

No# Vehicles

Primary Vehicle

Make

Registration #

17. Additional Occupants

No# Adults

No# Children

18. Please list each applicant's full name

Is this applicant 18+ ?

1	<input type="text"/>
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<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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2	<input type="text"/>
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<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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3	<input type="text"/>
---	----------------------

<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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4	<input type="text"/>
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<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
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19. Do you have any pets?

☐

YES

☐

NO

No# Pets

Pet Type

Pet Breed

20. Please tick Yes or No

Do you have other applications pending on other properties?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Do you have anything affecting future rental payments?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Are you considering buying a property soon?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
Do you currently own a property?	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO

21. Tell us about yourself and why this property is suitable for you?

Section C: Current Landlord/Agent

*If you are not currently renting, please go to Question 28*

22. Current Private Landlord/Estate Agent Full Name

23. All Day Phone/Mobile

24. Home/Work Phone

25. Email Address

26. Length of Tenancy

Years/Months

27. Reason for moving

*If you have previously rented, please provide a receipt history. If you have rented from a Private Landlord, please provide a copy of the Lease Agreement or formal written reference.*

28. Details if you are a current Home Owner

Was your home: ☐ SOLD ☐ RENTED ☐ RETAINED

29. Selling/Leasing Agent Full Name

30. All Day Phone/Mobile

31. Work Phone

32. Sale Amount/Rental Amount

33. Length of Property Ownership

34. Reason for moving

### Section D: Previous Landlord/Agent

35. Previous Residential Address

*If you were not previously renting, please go to Question 42*

36. Previous Private Landlord/Estate Agent Full Name

37. All Day Phone/Mobile

38. Home/Work Phone

39. Email Address

40. Length of Tenancy

41. Reason for moving

*If you have previously rented from a Private Landlord, please provide a copy of the Lease Agreement or formal written reference.*

42. Details if you were previously a Home Owner

Was your home:

☐

SOLD

☐

RENTED

☐

RETAINED

43. Selling/Leasing Agent Full Name

44. All Day Phone/Mobile

45. Work Phone

46. Length of Property Ownership

47. Reason for moving

*If you have previously rented from a Private Landlord, please provide a copy of the Lease Agreement or formal written reference.*

## Section E: Employment

Please attach 2 most recent payslips to this application

48. Current Employer Full Name

49. Company Name

50. Company Address

51. Company Email Address

52. Work Phone

53. Your Position

54. Employed Since

55. NET Income

 per month

56. Employment Type

☐

Full Time

☐

Part Time

☐

Casual

If Self Employed

57. Accountant's Full Name

58. Type of Business

59. Accountant's Phone

60. ACN

61. Additional sources of income

62. Business Type

63. NET Income

\$

per month

64. Previous Employer Full Name

65. Company Name

66. Company Address

67. Company Email Address

68. Work Phone

69. Your Position

70. Employment Period

dd/mm/yyyy - dd/mm/yyyy

71. NET Income

\$

per month

**Full Time Students (Please supply photocopy of Student Card)**

72. Course Name

73. Campus Name

74. Campus Contact

75. Enrolment No#

76. Duration of Course Completion

Years/Months

## Section F: References (Not Next Of Kin)

77. #1 Professional Reference Full Name

78. Contact Number

79. Relationship

77. #2 Professional Reference Full Name

78. Contact Number

79. Relationship

77. #1 Personal Reference Full Name

78. Contact Number

79. Relationship

77. #2 Personal Reference Full Name

78. Contact Number

79. Relationship

## Section G: Emergency Contact (Not Residing With You)

89. Full Name

90. Phone Number

91. Relationship

92. Residential Address

93. Email Address

## Section H: Utility Connection



Foxye is a **FREE** service! In one brief phone call, your connections are organized on the offers that are right for you. No obligation, no more running around, no more phone calls.

Foxye will contact you to arrange your utilities connections. You will be advised of any associated terms and conditions, including any standard connection fees that may apply. Once you have chosen your utility provider, Foxye may then need to disclose your personal information to the selected utility company. Foxye and your Agent are unable to accept responsibility for any delay or failure to connect your utility services. Foxye and your Agent may receive a benefit for arranging your services.

Foxye is committed to protecting the confidentiality of your personal information and will at all times handle your personal details in accordance with Foxye's privacy policy available on the Foxye website.

By signing this application, I consent to my Agent referring my information to Foxye.

Date Signed dd/mm/yyyy Sign Here \_\_\_\_\_

## Section I: Rights of Renters, Landlords and Owners Statement

When renting out a property, a landlord or owner has the right to choose the most suitable applicant. These decisions may be based on factors such as an applicant's rental history.

However, it is against the law for a landlord or owner to stop somebody from renting a property, based on certain personal characteristics. In Victoria, it is against the law to discriminate because of actual or assumed:

- Age
- Carer status, family responsibilities, parental status
- Disability (including physical, sensory and intellectual disability, work related injury, medical conditions, mental, psychological and learning disabilities)
- Employment activity
- Gender identity, lawful sexual activity, sexual orientation
- Industrial activity
- Marital status
- Physical features
- Political belief or activity
- Pregnancy, breastfeeding
- Race (including colour, nationality, ethnicity and ethnic origin)
- Religious belief or activity
- Sex
- Personal association with someone who has, or is assumed to have, one of these personal characteristics.

**Sexual harassment is also against the law.**

If you believe a landlord or owner is discriminating against you for any of these reasons, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).



## Section J: Tenancy Disclosure Statement

The information on this form is being collected by The Realest Estate Pty Ltd.

The prime purpose for us requesting the information on this form is in relation to assessing your application for a rent or tenancy. If you do not provide the information required in this form, we may be unable to accept your application. We may provide this information and any or all the information provided to us to any third parties including Landlords, their agent and/or solicitor, tradespeople, or other persons authorised by The Realest Estate as well as Solicitors and various government or statutory authorities as required by law. We may also contact personal and/or credit references in order to further assess your application.

Your personal information will be added to our database and will be used for secondary purpose of providing you with further information about properties and services offered by The Realest Estate.

## Section K: Statement Of Information - Discrimination

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.

## Getting help

8. 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/](http://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/](http://humanrightscommission.vic.gov.au/) or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at [www.consumer.vic.gov.au/renting](http://www.consumer.vic.gov.au/renting) or call 1300 55 81 81.

## Section L: National Tenancy Database Disclosure Statement

You can contact National Tenancy Database Pty. Ltd. (ABN 65 079 105025) (NTD) by:

**Telephone:** 1300 563 826

**Facsimile:** 07 3009 0619

**Website:** [www.ntd.net.au](http://www.ntd.net.au)

**Email:** [info@ntd.net.au](mailto:info@ntd.net.au)

**Address:** P.O. Box 13294 George Street, Brisbane QLD

### Primary Purpose

NTD collects your personal information to provide to its members historical tenancy and public record information on individuals and companies who / which lease residential and commercial property from or through licensed real estate agent members of NTD.

NTD also provides credit provides credit information on companies / directors applying for commercial leases.

The real estate agent / property manager will advise NTD of your conduct throughout the lease / tenancy and that information will form part of your tenant history.

NTD usually discloses information to:

- Licensed real estate agent members
- NTD is a division of Veda Advantage Information Services and Solutions Limited, Collection House Limited
- ABN 26 000 602 862 and its subsidiaries and related entities
- Credit Bureaus

If your personal information is not provided to NTD, the real estate agent / property manager will not be able to carry out their professional responsibilities and will not be able to provide you with a lease / tenancy of the premises.

I acknowledge that I have read and understood this privacy statement.

**Applicant Full Name** \_\_\_\_\_

**Date Signed** \_\_\_\_\_

dd/mm/yyyy

**Sign Here** \_\_\_\_\_

## Section M: Declaration

1. I acknowledge that this is an application to lease this property and that my application is subject to the owners approval and the availability of the premises on the due date.  
No action will be taken against the landlord or the agent if the application is unsuccessful or should the premises not be ready for occupation on the due date for whatever reason.
2. The tenant is responsible for the connection and payment of gas, electricity, telephone and water consumption.
3. I acknowledge that I am responsible to turn the main power switch off before the power is connected.
4. The tenant acknowledges that the premises are a 'Smoke Free Zone' and will ensure that they and their invitees do not smoke inside the premises.
5. I acknowledge that I have read and understood the privacy and disclosure statements on this page.
6. The tenant is aware that The Realest Estate property management team will take photo and video footage of the property at routine inspections.
7. During my inspection of this property I found it to be in reasonably clean condition and I accept the property in the current condition.

If this is not the case, please indicate any items you would like attend to prior to your tenancy.

I acknowledge that these items are subject to the owners approval.

**Applicant Full Name** \_\_\_\_\_

**Date Signed** \_\_\_\_\_

dd/mm/yyyy

**Sign Here** \_\_\_\_\_