



Residential Tenancy Application

PIPER PROPERTY MANAGEMENT

03 9563 9808/0422 783 838 www.piperproperty.com.au

email completed applications to : dot@piperproperty.com.au

Please make sure all details are completed and 100 point ID is supplied. One application for each adult person and ensure you have signed the form. Advise your referees that we will be calling them – where possible supply an email and phone number for speed of processing. All properties leased through Piper Property Management have a no smoking policy inside the premises. We look forward to assisting you with your tenancy.

Property Rental Address

No, street, suburb

Lease term Commencement date

Rent weekly Rent calendar month Bond

Do you have pets? Yes No If yes specify breed and complete pet application

Number of people who will occupy these premises Adults- Children- ages

Your Personal Details

Full name Title: Dr / Mr / Mrs /Ms / Miss

Current address

Date of birth Licence no Passport no

Work no Mobile no Car reg

Email Are you a smoker? Yes / No

Student- institution, coordinator's name and phone no

Enrollment number include photocopy Course and length of time

Emergency contact person (not living with you)

Name and relationship

Address and telephone

Residential history

Current address

Agent/Owner name and contact no

(copies of rental receipts; the tenancy agreement; a written reference must be attached if renting directly through owner)

Rent paid per week Date commenced this tenancy

Previous address

Agent and phone no

Rent paid per week Date commenced this tenancy



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Employment details

Company

Company address

Contact name Position Phone, email

Occupation Date commenced Gross income

Previous employer

Company

Company address

Contact name Position Phone, email

Occupation Date commenced Gross income

Self employed

Business name

Address

Date commenced Industry ABN

Accountant name, phone

Solicitor name, phone

Business/professional referees

Name and occupation Telephone

Relationship Email

Name and occupation Telephone

Relationship Email

100 points of identification is required for each application.

- Driver's licence; passport, birth certificate, police check..... 50 points
- ATO tax assessment, current rates notice, student ID card..... 50 points
- Rent receipts (last 4 payments), recent bond refund form.....30 points
- Medicare card, utility account, bank statements..... 20 points



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Declaration

I acknowledge that this is an application to lease this property and that my application is subject to the owner's approval and the availability of the premises on the due date. No action will be taken against the owner or agent if the application is unsuccessful or upon acceptance should the premises be unavailable for occupation on the date for whatever reason.

I agree unless otherwise noted, upon commencement the property will be in the same condition as upon my inspection.

Piper Property Management makes no representation to the availability of parking permits. Enquiries must be made by the prospective tenant to the local council.

I agree if this application is successful, I am required to pay one month's rent prior to the signing of the lease agreement within 24 hours of approval. The commencement date of this lease agreement indicates my rental payment due date and after this first payment, I am obliged to pay each monthly rental payment in advance to that specified and agreed rental payment date. I am also required to pay a rental bond which will be forwarded to the Residential Tenancies Bond Authority until the termination of the lease agreement. Rental amounts of more than \$350 per week, the bond will be equal to six week's rent. I hereby offer to rent the property from the owner under a lease to be prepared by the agent.

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 understand that making false statements is punishable by law and I shall notify the agent of any changes to this information immediately. I understand it is my responsibility to arrange for the connection and payment of gas, electricity, telephone and water usage. I hereby acknowledge and authorise Piper Property Management to conduct independent reference checks and to provide my information to the owner for the purpose of assessing my eligibility to rent this property.

I declare that I have inspected the premises and agree that the advertised description matches the property to my satisfaction. I am over the age of 18 and I am not bankrupt.

Signature

Date

Tenancy Privacy Statement

All property managers must ensure that you fully understand the National Privacy Principles and the manner in which we must use your private information in order to carry out our role as professional property managers. Please take the time to read this Privacy Statement carefully, and once completed, return with your tenancy application. As professional property managers, Piper Property Management collects personal information about you. To ascertain what personal information we have about you, you may contact us.

Primary Purpose – As professional property managers, we collect your personal information to assess the risk in providing you with the lease/tenancy of the premises you have requested and if the risk is considered acceptable, to provide you with the lease/tenancy of the premises. To carry out this role and during the term of your tenancy, we may disclose your personal information to:

- The owner; the owner's lawyer; the owner's mortgagee; referees you have nominated
- Organisations / trade people required to carry out maintenance to the premises.
- Rental Bond Authorities; Residential Tenancy Tribunals / Courts
- Other Real Estate Agents and owners

Secondary Purpose – we also collect your personal information to –

Enable us or the owner's lawyers to prepare the lease/tenancy documents for the premises

Allow organisations/trades people to contact you in relation to maintenance matters relating to the premises

Pay/release the rental bond to or from Rental Bond Authorities (where applicable)

Refer to Tribunals Courts and Statutory Authorities (where necessary)

Refer to collection agents/lawyers (where default/enforcement action is required)

Provide confirmation details for organisations contacting us on your behalf i.e.: banks, utilities, employers etc.

If your personal information is not provided to us and you do not consent to the uses to which we put your personal information, we cannot properly assess the risk to our client or carry out our duties as professional property managers.

Consequently, we may not provide you with the lease/tenancy of the premises.

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

Signed _____

Name _____ Date _____



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Direct Connect can help arrange for the connection or provision of the following utilities and other services:



MAKES MOVING EASY

- | | | | | |
|-------------|-----------|------------|-------------------|----------|
| Electricity | Gas | Water | Phone | Internet |
| Pay TV | Insurance | Removalist | Truck or Van hire | Cleaners |

Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.



We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.

By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgements, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

Signature Date