

POSITION PROPERTY REAL ESTATE

231 Given Terrace, PADDINGTON QLD 4064

Phone: 07 3325 7800 Fax: 07 3368 2368 email: assistpm@positionproperty.com.au

PRIVACY DISCLOSURE STATEMENT

We are an independently owned and operated business and are bound by the National Privacy principles. We collect personal information about you in this form to assess your Application for Tenancy. We may need to collect information about you from your previous Lessors or Letting Agents, your Employer and Referees. We will also check if details of Tenancy defaults by you are held on a Tenancy Database. Your consent for us to collect the information is set out below in the Privacy Consent section.

COLLECTION NOTICE

The personal information you provide in this Application or our Agency collects from other sources is necessary for **Position Property Real Estate** to verify your identity, to process and evaluate the Application and to manage the Tenancy. If the Application is successful, personal information collected about you in this Application and during the course of your Tenancy, may be disclosed for the purpose for which it was collected to other parties including the Lessor, Referees, other Agents and third party operators of Tenancy Databases. Information already held on Tenancy Databases may also be disclosed to our Agency and/or the Lessor. If you enter into a General Tenancy Agreement and if you fail to comply with your obligations under the Agreement, the facts and other relevant personal information collected about you during the course of your Tenancy may also be disclosed to the Lessor, third party operators of Tenancy Databases and/or other Agents.

You have the right to access personal information that we hold about you by contacting our Privacy Officer. You can also correct this information if it is inaccurate, incomplete or out of date. If your Application is not successful it will be stored securely for a period of one month only. If you decide not to collect your Application we will destroy your documents to comply with Privacy Legislation.

If you do not complete this form or do not sign the consent below then your Application for Tenancy may not be considered by the owner of the relevant Property or, if considered, may be rejected, due to insufficient information to assess the Application.

PRIVACY CONSENT

I acknowledge that I have read the above Privacy Disclosure Statement and Collection Notice of **Position Property Real Estate**. I authorise **Position Property Real Estate** to collect information about me from:

- My previous letting Agents and/or Lessors;
- My personal referees, employers and all other references on this application;
- Tenancy Databases to which **Position Property Real Estate** subscribes. I can refer to their Privacy Disclosure Statements via: www.tica.com.au and www.ntd.com.au

I authorise **Position Property Real Estate** to refer my name and contact details to an arranger or service provider including tradespeople (to attend to work required at this Property), salespeople (primary and secondary Agents), valuers, the Lessor, other Agents, database operators, other Property Managers, Body Corporate, Insurance companies, Financial services, if required in the future, and to Authorities as required by law.

MARKETING CONSENT

I understand that the Agency may need to contact me about Property related information eg properties for rent or for sale or other services which may interest me. I am the telephone account holder or nominated person by the account holder and agree **Position Property Real Estate** to use the phone details provided below to contact me for marketing purposes until I advise otherwise.

Period of Contact: Indefinite until advised in writing otherwise Other -

UTILITY CONNECTIONS

If my Application for Tenancy is accepted I would like assistance at no additional charge, with the connection of telephone, electricity or gas to the Property. Position Property Real Estate is authorized to contact me direct regarding the CONNECTION of these utility services.

ELECTRONIC TRANSMISSION

It is agreed by ticking this box, consent is given to receive any documentation relevant to the Tenancy by electronic communication methods such as email or facsimile and the method of receiving advice or notification by SMS is accepted.

ACKNOWLEDGEMENT AND CONSENT BY APPLICANT

Applicant Name	
Applicant Signature ➡	
Date	
Time	

AGENCY NAME Position Property Real Estate

ADDRESS 231 Given Terrace, PADDINGTON QLD 4064

PHONE 07 3325 7800 **FAX** 07 3368 2368

EMAIL assistpm@positionproperty.com.au ← email application to this email address
 Forward the application to the office of Position Property Real Estate, via email, fax or in person.

➡ PROPERTY ADDRESS FOR RENT:

Our Agency welcomes your Application and any queries you may have about the Property, Tenancy or process. The following information and checklist will assist you to complete the Tenancy Application so it can be processed promptly.

Please read prior to completing your Application

- One Application is to be completed per person.
- This Application cannot be processed until it is completed including copies of supporting documents attached as required for a **minimum 100 Points Identification Check**. Refer to the following list of accepted documents and point value of each. Documents are to include a Drivers Licence, Passport or 18+ CARD with the original copy required for verification when submitting your Application in person.
- Prior to making an application: you may wish to view a General Tenancy Agreement – you can view this on the Residential Tenancies Authority website: www.rta.qld.gov.au & look under Forms for general tenancies. Residential Tenancies website has lots of helpful information on renting property in Queensland. The General Tenancy Agreement was available for your inspection at the time you viewed the property with a Position Property representative.

DOCUMENTS ACCEPTED FOR IDENTIFICATION CHECK	Points per Document
<input type="checkbox"/> Must provide Australian Drivers Licence or Passport or 18+ Card	40
<input type="checkbox"/> Birth Certificate, Other Photo ID, Recent or Current Pay Advice , Previous Tenancy Ledger, Visa paperwork with passport	30
<input type="checkbox"/> Previous four rent receipts	20
<input type="checkbox"/> Current vehicle registration certificate, Bank Statement, Credit Card Statement , Telephone, Electricity, Gas Accounts, Pension Card, Health Care Card,	10

TOTAL POINTS ACHIEVED WITH ATTACHED DOCUMENTS

- Our Agency staff will contact you within 24-48 business hours. If the Application is approved, within 24 hours of acceptance, the General Tenancy Agreement is to be signed by all approved lease holders and an amount, equal to 6 (six) weeks rent (being bond plus the first 2 (two) weeks rent - is to be paid by Money Order or Bank Cheque - (made out to Position Property Real Estate)

➡ Applicant Checklist - Before I submit this Application, I have ...

- Attached photocopies of documents to meet a minimum 100 points of ID (this must include Australian Drivers Licence or Passport or 18+ Card)
- Inspected the Property both internally and externally
- Been given a copy of the General Tenancy Agreement, Terms and any Special Terms to read. NB If not, please contact Agency ASAP
- Completed the Application form fully, including the Privacy Disclosure Statement, Privacy Consent and Marketing Consent
- Completed the Pet Application & Agreement form if pets are to reside at the Property

OFFICE USE ONLY – TO BE COMPLETED AT TIME OF APPLICATION BEING SUBMITTED WITH APPLICANT PRESENT

CHECKLIST	STAFF	DATE	TIME
<input type="checkbox"/> Application received		/ /	am/pm
<input type="checkbox"/> Original ID signatures same as Application		/ /	am/pm
<input type="checkbox"/> Tenant given RTA Form 18a to view		Yes / No	<input type="checkbox"/> Completed
<input type="checkbox"/> Tenant received copy of LET13		Yes / No	<input type="checkbox"/> Completed
<input type="checkbox"/> Application is completed including Consent			am/pm

NAME OF NOMINATED APPLICANT FOR CONTACT REGARDING APPLICATION STATUS

Name _____ Phone _____

How did you find out about this Property?

Website: www. Newspaper Agency contact Sign Referral Other Agent

Other:

Applicant's Full Name

Name

Date of Birth

Place of Birth

Drivers Licence No.

Expiry

Passport No

Expiry Date

Contact Details

☎ Home

☎ Mobile

☎ Business

Email

Australian Citizen

 Yes No: Refer to copies of Passport and Visa attached

Visa Expiry Date

Current Address Renting Own this home (Please provide copy of Council Rates)

Address

Rent per week \$

Period of occupancy

Years

Months

Agent/Landlord

☎ Business

Fax

Do you expect the Bond to be refunded in full

 Yes No

Why

Previous Address Renting Own this home (Please provide copy of Council Rates)

Address

Rent per week \$

Period of occupancy

Years

Months

Agent/Landlord

☎ Business

Fax

Employment (if not employed, please see page 3 for other options)

Current Employer

 Full Time Part Time Casual Contract

Your Position

Length of Employment

Years

Months

Payroll / Manager's Name

Fax

☎ Business

Total Annual Income (as declared to Australian Taxation Office) \$

Pay day is

of each: week / fortnight / month (circle frequency)

If Self Employed

Company Name

Trading As

Address

ABN

Period self employed

Years

Months

Industry/ Nature of Business

Total Annual Income (as declared to Australian Taxation Office) \$

Attach income statement by Accountant or ATO Return

Accountant Details

☎ Business

Fax

Creditor Referee

☎ Business

Creditor Referee

☎ Business

APPLICANT'S SIGNATURE ➡

Date

If a Student or Not Currently Employed

Currently not employed or a Student. Refer to the following selected documents attached to Application to verify my source of income:

Student ID #	Institution	Faculty	Course	Duration
<input type="checkbox"/> Parent/Guardian Letter	<input type="checkbox"/> Centrelink Document	<input type="checkbox"/> Bank Statements	<input type="checkbox"/> Austudy Document	<input type="checkbox"/> Other

Details of all Vehicles to be kept at Property

Registration No	Model	Owned / Hire Purchase
Registration No	Model	Owned / Hire Purchase

Registration No	Model	Owned / Hire Purchase
Registration No	Model	Owned / Hire Purchase

Occupancy Details of all Persons to Reside at Property, including Children

Name	Address	Age
2.		
3.		
4.		

Animals / Pets No Yes: Type: _____ Number of Pets: _____ **All pets must be approved by agent.**

Emergency Contact Details of Closest Relatives who will not be Residing with You

1. Name	Relationship	2. Name	Relationship
Address		Address	
{ H { W { M		{ H { W { M	

Personal Referees who are not Relatives

Name	Occupation	{ Business Hours Contact
1.		Mob Work
2.		Mob Work

Declarations – Applicant to Complete and Provide Details as Required

Have you ever been evicted by any Lessor or Agent? No Yes:

Are you in debt to another Lessor or Agent? No Yes:

Is there any reason known to you that would affect your ability to pay rent when due? No Yes:

Was your Bond at your last address refunded in full? Yes No:

Was the Property in a satisfactory condition when you inspected it? If not, list requests. Yes No:

I declare the information provided is true and correct. I consent to verify details via Tenancy Information Centre of Australia and National Tenancy Database records. I declare I am not bankrupt or an undischarged bankrupt.

I apply for Tenancy for a period of _____ months, at a rental of \$ _____ per week commencing on ____ / ____ / ____

I have been given a copy of the General Tenancy Agreement, Terms and any Special Terms to read before submitting this Application.

I understand that if the nominated Applicant is advised this Application is approved then within 24 hours, all approved Applicants are to sign the General Tenancy Agreement and an amount, equal to 6 (six) weeks rent (being bond plus the first 2 (two) weeks rent). The Tenant is then bound to the Terms of the Agreement and the Property will cease to be available for rent. If the Tenancy does not proceed, steps to apply for a refund of the Bond will be taken by the Agent for monies owed for rent until a replacement Tenant is secured.

I understand the Agent recommends the tenants use BPAY, direct deposit, internet banking, money order, bank cheque etc for future rental payments and the tenants bank may charge them (the tenant) a fee for each transaction.

Pre-moving in costs as itemised below are to be paid by **BANK CHEQUE OR Australia Post Money Order made payable to Position Property Real Estate.**

ITEM	CALCULATION	\$ PAYABLE	IMPORTANT NOTES
Rent – first 2 weeks rent	2 x \$	= \$	Must be paid at signing of lease.
Bond – 4 times weekly rent NB: If rent is over \$700pw, Bond is as specified on Rent List	4 x \$	= \$	Full Bond must be paid at signing of lease.
TOTAL PRE-MOVING IN COST		\$	Total to be paid at signing of lease

APPLICANT'S SIGNATURE ➡

Date