

Residential Tenancy Application

(For your application to be processed you must answer all questions (Including the reverse side))

A: AGENT DETAILS

Tig Tag Real Estate

Address: 3 Rugby Road, Marsfield ,NSW,2122

Phone: 02 8091 4549

Email: rent@tigtagrealestate.com

B: PROPERTY DETAILS

1:What is the address you would like to rent

Postcode:

2: Weekly Rent

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3: Proposing Moving in Date:

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4: Proposing Leasing Term:

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5: Number of Tenants Living in This Property:

Adult	Children	Ages of Children
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C: Personal Details

Applicant Full Name:

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Current address:

Postcode:	

Contact Phone number:

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Email Address:

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Date of birth (for rental check use): / /

Driver License

Passport Country: Passport No:

How long at this address:

Years:		Months:	
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Name of current landlord/agent:

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Telephone number of landlord/agent:

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Reason for leaving current address:

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D:Employment details

Occupation:

Full time: Part time: Casual:

Salary income per week (\$):	
Other net income per week (e.g. investments) (\$):	

Name of current employer:

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How long employed there

Years:		Months:	
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Position held:

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Address of current employer:

Postcode:

Name of contact person:

Telephone number:

Name of previous employer:

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How long employed there

Years:		Months:	
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Address of previous employer:

Postcode:

Name of contact person:

Telephone number:

E:References

(If you have written references attach copies to this form)

1. Name:

Relationship to applicant:

Home telephone number:

Work telephone number:

2. Name:

Relationship to applicant:

Home telephone number:

Work telephone number:

F:Other Informtaion

Pet

No: Yes:

If yes, number and type of pets:

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G: Emergency Contact/Reference

Please provide a contact in case of emergency

Relationship to you
Phone number

Please provide 2 personal references(Not related to you)

H: Payment Details:

Property Rental

\$ _____ per week

First Payment	
First Payment of rent in advance	
Bond	
Less Holding deposit	
Amount Payable on signing Rental agreement	

I: Holding Fee

The holding fee can only be accepted after the application for tenancy is approved. The holding fee (not exceeding 1 week's rent) of keeps the premises off the market for the prospective tenant for 7 days (or longer by agreement).

In consideration of the above holding fee paid by the prospective tenant, the landlord's agent acknowledges that:

- (i) The application for tenancy has been approved by the landlord; and
- (ii) The premises will not be let during the above period, pending the making of a residential tenancy agreement;
- and
- (iii) If the prospective tenant(s) decide not to enter into such an agreement, the landlord may retain the whole fee;
- and
- (iv) If a residential tenancy agreement is entered into, the holding fee is to be paid towards rent for the residential premises concerned.
- (v) The whole of the fee will be refunded to the prospective tenant if:
 - (a) the entering into of the residential tenancy agreement is conditional on the landlord carrying out repairs or other work and the landlord does not carry out the repairs or other work during the specified period
 - (b) the landlord/landlord's agent have failed to disclose a material fact(s) or made misrepresentation(s) before entering into the residential tenancy agreement.

Signature of Landlords agent

Date

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Signature of Applicant

Date

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TRA DISCLOSURE

I understand this agent is a member of Trading Reference Australia Pty. Ltd. (TRA) and may conduct a reference check with that organisation on myself and the company whose name appears on the lease. I authorise this Agent to provide any information about me or the company to TRA / Landlord for the purpose of the check and I acknowledge that such information may be kept and recorded by TRA. I realise that if a search is performed on the TRA database and my identification and the company whose name appears on the lease with the label "Refer to Agent" beside my name and the company name, the agency who conducted the search as a matter of procedure will call the listing agency to exchange information and establish why my name and the company's details have been entered on the register and in turn provide my contact details to the listing agency for the purpose of resolution and the removal of my name and the company details from the database. The agency that searched will then inform me of the listing / listings, the listing agency name and contact details giving me right of reply.

I accept that if I and the company whose name appears on the lease are currently listed as a defaulter with TRA, this Agency / Landlord has the authority to reject my application. I understand that I am under no obligation to sign this consent form, but that failure to do so may result in my application being refused. I acknowledge that if I default on my tenancy / rental obligations in future, which means in breach of my contract / lease agreement for residential or commercial property and / or in accordance with the current legislation. I and the company whose name appears on the lease may be listed with TRA, until such time as the problem giving rise to the listing is resolved to the satisfaction of the Agent / Landlord or in accord with the new regulations. The same applies to me if I am a Commercial Tenant and or Holiday Tenant and in breach of my contract whatever the stipulations are within that contract with the said agency. I hereby authorise this agent to provide information about me to TRA and my default to TRA in connection with that listing. I also understand that my agent may list me as an excellent tenant if my obligations during my tenure are fully compliant and are of a high standard. I will not hold TRA accountable for the inaccurate keying in of information by TRA members therefore delivering an incorrect search as I understand mistakes can be made within this process due to human error. It is also understood that technical failure can cause errors and I do not hold TRA or the Agent responsible for same. I understand that if the said eventuates I may question the source and understand this will be thoroughly investigated and corrected immediately. Furthermore I authorise the agent to contact my employers past and present to confirm my employment history and my previous Landlord / Agency to verify details of my tenancy. I also authorise the agent to contact two personal referees to establish my identification / location and concede that those referees have given permission for me to use them. I recognize that my photo id may be scanned onto TRA for absolute identification. I, the tenant, do acknowledge that information provided to TRA and / or the agent by these authorities given by me may be available to: a) Real Estate Agents, Landlords, Trades Persons, Emergency Contacts, Housing NSW, Compass Housing, Video Stores, Dentists to assist them in evaluating applications, for the purpose of managing the property and requirement of the tenant/s during their tenure with this agency and b) Real Estate Agents, Landlords, Dentists, Video stores, Banks, Utility companies, Commercial Agents, organizations, or any other members for the reason of locating me for any lawful purpose and I hereby consent to such use and disclosure of that information for that reason. Should this Agent transfer its agency business to another person, I consent to the new agent (and any further person to whom that business may be transferred) taking any step which the former agent could have taken. (If more than one applicant, "I" means "W e" in this form). **"I have read and I understand the above information"**

Print Name of Tenant

Signature of Tenant

Print Name of Tenant

Signature of Tenant

TRA adheres strictly to requirements of the Privacy Laws and therefore does not use the information supplied by the tenant for advertising purposes. Trading Reference Australia may be contacted at the above address during business hours 9-5 Monday to Friday regarding any records kept concerning you. To validate and correct inaccurate information we require a signed Personal Disclosure form and photo id. An urgent confirmation of your records can be done immediately by credit card payment using the secure section on our web page.

Checklist

Applications will only be accepted with a signed, completed Application Form with the following supporting documents.

1. Current Passport with valid Visa
2. Current Driver License & Medicare Care
3. Current Bank Statement
4. Letter of Employment or 2 Payslips
5. Rental Reference from Agent/Landlord