



### **EXPLANATION FOR APPLICANTS**

### Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

### The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.

The purpose of this form is:

**First**, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

Second, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

**Third**, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

**Fourth**, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

Summary	of what will happen if Yo	u ap	ply to enter into	a Resid	ential Tenancy A	greement with the Lessor
Your action	if You wish to apply for the	1.	Complete this App	plication.		
Residential	Tenancy Agreement:	2.	Submit this Applic that may be reque	cation to the steed by th	ne Property Manager e Property Manager.	together with any Option Fee
Lessor's acti Your Applica	ion if You do not succeed with ation:	3.	If You are not the Fee will be refund	successful ed to You v	applicant and have p within 7 days of the d	oaid an Option Fee, the Option ecision.
Lessor's acti Application:	ion if You succeed with Your :	4.	Residential Tenan	ıcy Agreem		l provide You with a proposed which will grant You the eement.
	vill then need to do if You are ful Applicant:	5. 6.	requirements for in Part C of the do document, a bindi and the Lessor. In no need for the Le Residential Tenan	the creation cument, and ing Resider the case of the c	n of the Residential T nd the Lessor (or the ntial Teanancy Agree f where an Option Fe operty Manager to si ent to exist. ed in clause 5 of this	omply with all the stipulated Fenancy Agreement set out Property Manager) sign the ment will exist between You se has been paid there will be gn the document for a binding  Summary above do not occur ise 18 of Part B of this
FOR:	Premises Address:					
Address 1						
Address 2						
Suburb					State	Postcode
FROM:	Proposed Tenants' Names:					
	Given Name(s)				Family Name	
Tenant 1						
Tenant 2						
Tenant 3						
Tenant 4						
T0:	The Property Manager:					
Agency Name	Celsius Property					
Address	696 Albany Highway , PO Box	x 102	1, East Victoria Pa	rk, WA, 61	01	
Telephone	08 61440700			Facsimile	08 61440701	
E-mail						





### **PART A**(TO BE COMPLETED BY PROPERTY MANAGER)

1.		Premi			
		Addre			
		Addre Subur		State Postcode	
		Jubui	<b>Б</b>	Julie 1 Osteode	
2.	F	Rent	\$		per week
3.	(	Optior	n Fee (if applicable) \$		
4.	l r	If You money	are the successful applicar y to the Property Manager:	nt, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following	
	ı	REQU	JIRED MONEY		
	(	(a)	Security bond of	\$	
	(	(b)	Pet bond (if applicable)	\$	
			First two weeks rent	\$	
		(c)	FIRST TWO WEEKS FERIT		
	(	(d)	Less Option Fee (if paid)	\$	
	(	(e)	Total	\$	





### PART B (TO BE COMPLETED BY YOU)

NOTE: This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

	INFORMATION FROM "YOU" (the proposed tenant or tenants)
	TENANCY DETAILS
5.	You require the tenancy for a period of months from to
6.	At a rent of \$ per week
7.	Total number of persons to occupy the Premises Adults Children Ages
8.	Pets - Type of Pet Breed Reg. No. Age
0.	Type of Pet Breed Reg. No. Age
9.	Do you intend on applying for a residential tenancy bond from a State Government Department?
	If Yes, \$ Branch:
10.	Bank account details for refund of Option Fee (if applicable)
10.	Bank: BSB:
	Account No.: Account Name:
11.	Any Special Conditions requested by You:
12.	NOTE: The Lessor is not obliged to accept any of the Your Special Conditions.  The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy  Email (optional):  Fax (optional):  Postal address (required):  PO Box  Town/City  Postcode
	Address 1
13.	Address 2  You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14.	You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15.	By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16.	If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17.	If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.





- 18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:
  - (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
    - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
    - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
    - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
  - (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.

19. YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.

#### 20. DEFINITIONS

- (a) "Act" means the Residential Tenancies Act 1987 including any amendments.
  - "Application" means this Application to enter into a Residential Tenancy Agreement.
  - "Business Day" means any day except a Sunday or public holiday in Western Australia.
  - "Lessor" means the person/entity with the authority to lease the Premises.

"**Option Fee**" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:

- (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
- (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
- (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.

"**Premises**" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.

"Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.

"Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.

"You" or "Your" means the person or persons making the Application to Lease the Premises.

- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.
- 21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law) and debt collectors, other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

### Name:

	Given Name(s)		Family Name	
Tenant 1				
Tenant 2				
Tenant 3				
Tenant 4				
Signature:				





### NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES Section 82C - Residential Tenancies Act 1987

- It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
- 2.

	c opc	rey manager s	asadi praetice to use one of more residential autobases for the purpose of effecting an applicant s terrainey mistory.
The n	ame of e	each residentia ould be entere	l tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy d into with a person are set out below:
The co	ontact de	etails for the d	atabase operator(s) who operates the database(s) used by the PM as referred to above are as follows:
(a)	TICA	(strike out if i	napplicable)
	(i)	Address: PC	Box 120, Concord NSW 2137
	(ii)	Telephone:	190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
	(iii)		02) 9743 4844
	(iv)	Website: w	<u>vw.tica.com.au</u>
(b)	Natio	onal Tenancy I	Database (strike out if inapplicable)
	(i)	Address: GP	O Box 13294, George Street 120, Brisbane QLD 4003
	(ii)	•	1300 563 826
	(iii)	•	07) 3009 0619
	(iv)	Email: info@	
	(v)	Website: W	vw.ntd.net.au
(c)	Othe	r Databases (i	applicable)
	(i)	Name:	
	(ii)	Address:	
	(iii)	Telephone:	
	(iv)	Facsimile:	
	(v)	Email:	
	(vi)	Website:	
Thos	nnlicant	may obtain in	Formation from the database operator in the following manner:
		TICA:	official from the database operator in the following manner.
(a)	as to (i)		ax application forms can be downloaded from <u>www.tica.com.au</u> . Information regarding applicatino fees can be found on the
	(1)	application f	
(b)	as to	the National 1	enancy Database;
	(i)	A request fo	r rental history file can be downloaded from <u>www.ntd.net.au</u> . A link to the form can be found under the tab "For Tenants".
	(ii)	A request fo	r rental history may be submitted by post, fax or email.
(c)	ac to		

NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.





YOUR	(First Person's)	PARTICULARS									
Given Nar	ne(s)				Family	Name					
Address 1											
Address 2											
Suburb							State		Postcode		
Phone No	Work		Mobile				Home				
Email							Gender				
Date of Bi	rth	Place of Birth		Family Nar	me at Birt	h		Au	ıstralian Citizen	Yes	No
DOCUM	ENTS TO CONFI	RM YOUR IDENTITY									
Drivers Lic	cence No	State of Issue	Passp	ort No			Cour	itry of Iss	ue		
Medicare	Card No	l l	Ref N	lo	Colour			y Date			
Other ID			,	<u>'</u>							
Vehicle Ty	pe & Registration No										
Anything	else to support Your	Application									
<b>.</b>											
Smoker	Yes No										
Personal F	References a) NAN						TELEPHON	-			
	b) NAN	1E					TELEPHON	NE			
(i)	Name of current less	sor or managing agent to wh	om rent is paid								_
							Phone N	No.			
	Address										4
	Rental Paid	\$	Period Ren	ted From			То				
	Reason for leaving										
(ii)	Previous address of	Annlicant									
(11)		ssor or managing agent to w	hom rent was naid								
	Trume of previous les	son or managing agent to w	mom reme was para				Phone N	Jn .			
	Address										
	Rental Paid	\$	Period Ren	ted From			То				
	Reason for leaving							<u> </u>			7
		L									
(iii)	Occupation					(Note: Your Employ	yor may h	o contact	od to varify omr	lovmont	+)
(111)	Employer					(Note: Tour Employ	Phone N	T T	eu to verify errip	Joynneni	
	Period of Employme	nt					Wage	\$			=
		ns, name and address of prev	vious employer				wasc	7			
	The State of the S	is, name and dadress of pre-	vious employer								
	Explanation if no em	plovment:									
		1 - 7									
(iv)	Next of Kin (Note: TI	nese people may be contacte	ed to verify particulars	5)							
	First Next of Kin	NAME					TELEPHON	NE			
		ADDRESS									
	Second Next of Kin	NAME					TELEPHON	NE			
		ADDRESS						<u> </u>			
	E		-l> [N · +		h		.11				_
		(name and address and telep	ווטחe) [Note: These]	people may	ue contac	ied to verity particu.					
	First Contact	NAME					TELEPHON	NE			-
		ADDRESS									
	Second Contact	NAME					TELEPHON	NE			
		ADDRESS									





Personal References a) NAME	YOUR	(Second Persor	's) PARTICULARS				
Address 2 Shallow Work   Mobile   Shallow   Prome   Email Cheer Right   Parce of Right   Pa	Given Na	me(s)			Family Name		
Address 2 Shallow Work   Mobile   Shallow   Prome   Email Cheer Right   Parce of Right   Pa	Address '	1			1		
Single   State   Protected   P							
Place No. Wook						State	Postrode
Email Place of Bitch Place		o Work		Mohile			. osteode
DOCUMENTS TO CONFIRM YOUR IDENTITY  Drivers Licence No State of Issue Passort No Colour Septiv Date  Medicare Card No Colour Septiv Date  White Type S Registration No Colour Application  Simple Type S Registration No Colour Spatial Date Septiv Date  White Type S Registration No Colour Spatial Date Septiv Date Trusteen Septiv Date Septiv Dat		J WOIK		IVIOBILE		<u> </u>	
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Medicare Card No  Other 10  Other 10  Anything else to support Your Application  Simoker   Yes   No  Personal References a) NAME   TREPHONE  (i) Name of current lessor or managing agent to whom rent is paid  Address   Period Rented From   To    Name of previous lessor or managing agent to whom rent was paid  Address   Period Rented From   To    Previous address of Applicant    Name of previous lessor or managing agent to whom rent was paid  Address   Period Rented From   To    Previous address of Applicant    Name of previous lessor or managing agent to whom rent was paid  Address   Period Rented From   To    Previous address of Applicant    Name of previous lessor or managing agent to whom rent was paid  Address   Period Rented From   To    Previous address of Applicant    Note: Your Employer may be contacted to verify employment)  First place of Kin   Note: These people may be contacted to verify particulars)  First Next of Kin   Note: These people may be contacted to verify particulars)  First Next of Kin   Note: These people may be contacted to verify particulars)  Emergency Contact   Name   Touchonic    Accesses    Emergency Contact   Name	DOCUM	MENTS TO CONFI	RM YOUR IDENTITY				
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Amything else to support Your Application  Smoker	Vehicle T	vpe & Registration No					
Smoker Yes No  Personal References a) NAME  (i) Name of current lessor or managing agent to whom rent is paid  Address  Rental Paid S  Reason for leaving  (ii) Previous address of Applicant  Name of previous lessor or managing agent to whom rent was paid  Phone No  Address  Rental Paid S  Reason for leaving  Phone No  Address  Rental Paid S  Reason for leaving  Phone No  Address  Rental Paid S  Reason for leaving  (iii) Occupation  In the second address of previous lessor or managing agent to whom rent was paid  Phone No  Address  Rental Paid S  Reason for leaving  (iv) Note: Your Employer may be contacted to verify employment)  In less than 12 months, name and address of previous employer  Explanation if no employment  Explanation if no employment  (iv) Next of Kin (Note: These people may be contacted to verify particulars)  First Next of Kin NAMC  ADDRESS  Second Next of Kin NAMC  ADDRESS  Second Contact (name and address and telephone) (Note: These people may be contacted to verify particulars)  First Contact  NAME  ADDRESS  Second Lontact  NAME  ITELEHOME  IT			1				
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Rental Paid S Reason for leaving    Previous address of Applicant						Prione No	
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YOUR	(Third Person's	) PARTICULARS									
Given Nar	me(s)				Famil	y Name					
Address 1											
Address 2	!										
Suburb							State		Postcode		
Phone No	Work		Mobile				Home		"		
Email			1 1				Gender				
Date of Bi	irth	Place of Birth		Family Na	me at Bir	th		Aust	ralian Citizen	Yes	No
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Smoker	Yes No										
Personal F	References a) NAM	1E					TELEPHON	IE			
	b) NAM	1E					TELEPHON	IE			
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Description	YOUR	Fourth Person	s) PARTICULARS					
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Ease of Birth Piace o	Suburb						State	Postcode
Ease of Birth Piace o	Phone No	Work		Mobil	е		Home	
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Other ID  Verhicle lyee Hegistration No  Anything else to support Your Application  Smoker   Yes   No  Personal References   3) NAME   TELEPHONE    3) Name of current lessor or managing agent to whom rent is paid  Phone No  Address   Rental Paid   S   Period Rented From   No    Reason for leaving   Phone No    Address   Rental Paid   S   Period Rented From   To    Reason for leaving   Phone No    Address   Rental Paid   S   Period Rented From   To    First Next of Kin Note: These people may be contacted to verify employment    First Next of Kin Note: These people may be contacted to verify particulars)  First Next of Kin Note: These people may be contacted to verify particulars    First Next of Kin Note: These people may be contacted to verify particulars    First Next of Kin Note: These people may be contacted to verify particulars    First Next of Kin Note: These people may be contacted to verify particulars    First Contact Note: Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Contact Note: These people may be contacted to verify particulars    First Next of Kin Note: These people may be contacted to verify particula	Medicare	Card No				Colour		
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By Signing this document You ar Your Application may or may no	e making an applicatio t be successful.	n to enter into a Resi	dential Tenancy Agre	ement in relation to	the Premises.	
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