



Fox Real Estate (RLA 226 868)
232 Melbourne Street, NORTH ADELAIDE SA 5006
Phone: (08) 8267 4995 Fax: (08) 8267 4998
Email: rentals@foxrealestate.com.au

Tenancy Application Form

Property applied for:
Property rental: \$ per week Payable: fortnightly / calendar monthly in advance
Bond amount: \$ Bond provided from: Own funds / Housing Trust guarantee (note the bond is equal to 6 weeks rent if more than \$250 per week and 4 weeks rent if \$250 per week or less).
Term of tenancy: 6 / 12 months or other
Date able to commence tenancy (move in): / /

Steps to a successful rental application:

1. Complete this application IN FULL with all details, names and phone numbers in a legible form.
2. Make sure that you have completed the address of the property in the section above.
3. Email your completed application to the property manager or alternatively you can lodged in person, our office is open between 8.30am – 5.00pm, Monday – Friday.
4. Attach photocopies of documents which add up to 100 points of identification.
Please note: We require at least one form of photographic identification and one proof of income document be supplied

Driver's License	40 Points	Current rent history	30 Points
Passport/Photo I.D	40 Points	Bank Statement	30 Points
Birth Certificate	30 Points	Phone, Gas or Electricity bill	20 Points
Last 3 Rent Receipts	30 Points	Current M.V Registration Papers	10 Points
Last 3 Pay Slips	30 Points	Bank Debit or Credit Card	10 Points

NOTE: Your application may not be processed if all information is not completed and ID is not attached or if you have not viewed the property or have had someone look through on your behalf

Once we have mutually agreed that your application is accepted, we require the initial two weeks rent be paid within 48 hours to secure the property. This payment will act as your first fortnight's rental payment.

An agreed day and time will be made with you to sign your Tenancy Agreement at our office. Prior to this appointment and you collecting keys and taking possession of the property, a 6 week bond amount is required to be paid which we will lodge on your behalf with the Consumer of Business Services

If your application is unsuccessful you will be notified via an SMS message. Due to privacy laws no reason can be given for unsuccessful applications. Once we have notified you, your application will be destroyed. If you wish to collect your completed application, please notify us immediately.

Applicant (1)**Applicant (2)****Personal Contact Details:**

Family name:	Family name:
Given Name:	Given Name:
Current address including postcode:	Current address including postcode:
Length of time at this address:	Length of time at this address:
Date of birth: Driver's lic. no.:	Date of birth: Driver's lic. no.:
Ph work: Ph home:	Ph work: Ph home:
Mobile: Fax:	Mobile: Fax:
Email address:	Email address:

Rental Reference 1:

Current Landlord/Agent:	Current Landlord/Agent:
Phone:	Phone:
Address of Property:	Address of Property:
Reason for vacating current address:	Reason for vacating current address:
Current rent per week:	Current rent per week:

Rental Reference 2:

(if less than 2 years at current address)

Previous Landlord/Agent:	Previous Landlord/Agent:
Tenancy time period:	Tenancy time period:
Previous address:	Previous address:
Phone:	Phone:
Reason for vacating previous address:	Reason for vacating previous address:
Previous rent per week:	Previous rent per week:

If no rental reference, please indicate reason below:

- Own property
 Lived overseas
 Been Travelling
 Living with parents, family and/or friends
 Other: _____

Applicant (1)**Applicant (2)****Current Employment:**

Occupation:	Occupation:
Name of Employer:	Name of Employer:
Business Address:	Business Address:
Name of person who can verify your details:	Name of person who can verify your details:
Employer's phone:	Employer's phone:
Fax:	Fax:
Email:	Email:
Length of service:	Length of service:
Net income per week:	Net income per week:
Other sources of income?	Other sources of income?

Business Reference:**(different to above or previous employment details if employed in your current workplace for less than 1 year)**

Name:	Name:
Day time phone:	Day time phone:
Address:	Address:
How do they know you:	How do they know you:

Additional Reference:**(other than a relative)**

Name:	Name:
Day time phone:	Day time phone:
Address:	Address:
How they know you:	How they know you:

Nearest Relative**(in case of emergency):**

Name:	Name:
Contact number:	Contact number:
Relationship:	Relationship:

Applicant (1)**Applicant (2)****If self-employed:**

Business name and ABN:	Business name and ABN:
Name and phone no of accountant:	Name and phone no of accountant:

If a student:

Name of school, college or university enrolled in:	Name of school, college or university enrolled in:
Student ID:	Student ID:
Course attended:	Course attended:
Length of Study:	Length of Study:

Full names and ages of all persons who will be permanently residing at the property**(Other than the applicants):**

1. Full Name:	Age:
2. Full Name:	Age:
3. Full Name:	Age:
4. Full Name:	Age:

Full details of any pets requested to be kept on the premise: (please included name, age and breed)

Other information to support your application:

I/We confirm and acknowledge that:

Personal:

- The information contained in this application is true and correct.
- All of the applicants are over the age of 18 years, that the rental payments are within my/our means and that none of the applicants are bankrupt/undischarged bankrupt.
- I/We understand that if I/we accept the property upon advice from the agent that the landlord/s has accepted this application, a tenancy agreement with terms including the rental and other conditions contained in this application comes into existence immediately and is legally binding upon me/us. I/We undertake to then enter into a written Tenancy Agreement as per the conditions agreed to in the application. Only those persons listed on this application will permanently reside at the property.
- If I/we enter into a Residential Tenancies Agreement, and fail to comply with obligations under that agreement, that fact and other relevant information collected by the agent during the tenancy may be disclosed to the landlord, third party operators of tenancy databases and/or other agents.

Finance:

- Any bond guarantee provided by Housing SA must be presented prior to or at the time of signing the tenancy agreement.
- The applicant/s will pay the bond amount set out on page 1 upon the signing of a residential tenancy agreement (note the bond is equal to 6 weeks rent if more than \$250 per week and 4 weeks rent if \$250 per week or less).
- Fox Real Estate does not accept cash at the office. Our payment method is via Bpay DEFT payment, but payments by bank cheque, money order or SA Housing Trust guarantee are also acceptable.
- The owner/agent reserves the right to increase the rent at any future lease renewals in accordance with the Tenancies Act.

Utilities:

- If you are successful and you have elected to use a utility service for arranging the service connections to the property, we will arrange for them to be in contact with you. Alternatively, you can contact them directly with the contact details outlined on page 6 of this application.
- Fox Real Estate or the Landlord cannot guarantee that the property that you have applied for has an active phone line connected or in an internet availability area, it is the tenant/s responsibility for any investigation or connection of such services to the applied property.

Water Charges:

- The following water costs will apply (unless specifically agreed otherwise): quarterly water supply charges plus all water usage at a rate and manner determined or prescribed from time to time by SA Water. All water costs will be calculated and adjusted on a daily basis for the duration of the tenancy.

Garden Maintenance:

- The applicants acknowledge that they will be responsibility to maintain, water, mow & weed all gardens, garden beds, shrubs & lawns; including the verge. (if applicable)

Pets:

- That the signing of a pet agreement is required if permission is granted to keep pets on the property.

No Smoking:

- These premises are designated “smoke-free”. If your application is accepted, you and any other co-tenants, sub-tenants, occupiers and guests, agree to not smoke in or at the premises?

Privacy Act 1988

The personal information the prospective tenant provides in this Application or collected from other sources is necessary for the Agent to verify the Applicant’s identity, to process and evaluate the application and to manage the tenancy. Personal information collected about the Applicant in this Application and during the course of the tenancy if the Application is successful may be disclosed for the purpose for which it was collected to other parties including the landlord, referees, other agents and third party operators of tenancy reference databases. Information already held on tenancy reference databases may also be disclosed to the Agent and/or Landlord.

If the Applicant enters into a Residential Tenancy Agreement, and if the Applicant fails to comply with their obligations under that Agreement that fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, this party operators of tenancy reference databases and/or other agents.

If the Applicant would like to access the personal information the Agent holds, they can do so by contacting the Agent at the above Agent’s address and phone number. The Application can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.

Applicant Name: (1) _____ **Signed:** _____ **Dated:** / /

Applicant Name: (2) _____ **Signed:** _____ **Dated:** / /

Moving home has never been easier

Connectnow is dedicated to helping you move home more easily. We can connect your utilities including electricity, gas, phone, internet and pay TV to a broad choice of leading providers. We can also organise your disconnections and offer a range of additional services, such as cleaning and food services, removalists and vehicle hire.

What's more, you pay no extra charges as a result of using the connectnow service. We will make all reasonable efforts to contact you within 1 working day of receiving this application to explain the details of the services offered. If we are unable to contact you within this period please call 1300 554 323 to ensure your services can be addressed by the required date.

PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing privacy@connectnow.com.au. To the extent permitted by law, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

Yes, I accept the Terms. Please call me to connect my new home services

Applicant Name: (1) _____ **Signed:** _____ **Dated:** / /

Applicant Name: (2) _____ **Signed:** _____ **Dated:** / /

Name of Property Manager: _____ **REA ID:** 3762

It is the tenant's responsibility to arrange for the utility connections to the home.
Please note this is a free service and Fox Real Estate has no affiliation with any utility company