

APPLICATION FOR RESIDENTIAL TENANCY

Address of property applying for: Maldives Resort, Main Beach

Name of applicant: _____

Names of other applicants: _____

Commencement date: _____ Rent per week: _____

(We will not accept ASAP as a commencement date)

Preferred Lease Term: _____ months Today's Date: _____

<i>You are required to meet a 100 point identification criterion upon submission of your application, and the agent / lessor may photocopy any item and retain as part of your application.</i>	
10 Points	<i>Medicare Card, Birth Certificate, Motor Vehicle Registration Papers</i>
30 Points	<i>Bank Statements, recent utility accounts eg: phone, electricity or gas</i>
40 Points	<i>Drivers Licence, Passport, 18+ Card, Student ID, last FOUR recent rent receipts, tenant ledger, rent bond history statement available from the RTA</i>
<i>You will also be required to supply the agency with proof of your income upon submission of you application.</i>	
Employed:	<i>Last TWO pay slips or letter from employer on company letterhead</i>
Self Employed:	<i>Bank statements, Group Certificate or Accountant's letter</i>
Not Employed:	<i>Centrelink Statement</i>

MALDIVES RESORT

52 Pacific Street, Main Beach, QLD, 4217

Ph: (07) 5557 7500

Email: manager@maldivesresort.com.au

Web: www.maldivesresort.com.au

OFFICE USE ONLY - Name of employee taking application: _____			
Application Form Signed by applicant	_____	Proof of income supplied	_____
Identification Supplied	_____	Form Fully Completed	_____

Thank you for your Application for Tenancy.....

We will endeavor to process this application immediately because we know that you will be waiting on an answer. It is recommended that you do not make an application on a second property elsewhere until you receive confirmation regarding the outcome of this application. The reason for this is simple – should both parties, (you and the owner) accept this application the agreement will then be legally binding. With this in mind, it is our goal to obtain a definite answer for you within 24 hours of receipt of your application. If the process is slower, it is generally because we have not received all the information requested, or we are waiting on answers from referees or owners. In any event we will keep you posted.

Notification of the results

You will be notified of the result of your application immediately a decision is made and we have confirmed the lessor's instructions. Please ensure that we have a daytime telephone contact number for you.

Securing your Tenancy

Once the application has been approved, you will be required to pay two weeks' rent to secure the property in your name. Please note this is not a deposit and is non-refundable. This payment is required in the office within 24 hours of approval. Once this process is complete, you should go ahead and arrange the connection of services to the property from the following companies:

Telephone: All suburbs Telstra 1800 331 286
Electricity: Maldives Resort

Signing your agreements

You may sign the lease documents at the time of paying the first week's rent or an appointment will need to be made within the first 48 hours of acceptance. Please allow approximately 30 minutes. This is an important appointment and should be completed prior to moving in day. All tenants are to attend the office for this process. You will be given a copy of the tenancy agreement to read before signing. We consider this to be a vital document and want to ensure that you are aware of all of your obligations before making a commitment.

Bond and Rent

Prior to moving in you will be required to pay the bond (the bond is 4 weeks rent) plus 2 weeks rent. This is not negotiable. Bond transfers are NOT accepted. Payment of this money must be in cleared funds.

Keys

Keys to the property will not be handed over until all monies are paid in full, the lease signed by all parties and lease start date has commenced.

Insurance

A reminder that insurance of your personal belongings is your responsibility.

I acknowledge that I have read and understand the above information.

Sign: _____

SIGN HERE

Date: _____

Maldives Resort
52 PACIFIC STREET, MAIN BEACH QLD 4217
Ph: (07) 55577500
Email: manager@maldivesresort.com.au
Web: www.maldivesresort.com.au

Applicant Details					
Full Name					
Have you been known by any other name? Yes / No					
If yes what other name have you been known by?					
Have you any dependants		Dependants Names:			
Age/s of Dependents		Total number of applicants applying for property			
Drivers Licence No. or Passport No.		State	Date of Birth		
Registration Number of Vehicle/s			Number of Cars		
Are you a smoker?		Yes / No			

Contact Details					
Current Address					
Phones:		Work:		Home:	
		Mobile:		Email:	

Current Agent / Lessor					
Time period at premises		Years		Months	
Phone		Email:			
Rent Paid per Week					

Previous Agent / Lessor					
Previous Address					
Phone		Email:			
Rent Paid per Week					

Are you employed?		Yes / No	Full Time/ Casual/ Part Time/ Centrelink/ Contract/ Other		
Occupation			Net weekly income		\$
Length of employment			Employer		
Contact Person			Phone		

If Self Employed		Business Name			
How long self employed		ABN			
Address of business					
Accountants Name		Phone			

If you are a student , what University, Tafe or School do you attend?					
Student Id Number		Overseas Student Yes/No		Visa Expiry Date	

Pets		List any pets owned			
Number of pets		Type of Pet/s			
Are you pets registered with the council?			Yes/No	Please state which council	

Next of Kin			<i>(Please provide details of preferred person to be contacted in the event of an emergency)</i>		
Name		Contact Numbers			
Address					

Personal References (please ensure each has agreed for you to nominate them as a reference)			
Name		Relationship to you	
Address			
Business Hours Contact Number		Mobile	
Name		Relationship to you	
Address			
Business Hours Contact Number		Mobile	

Please advise the following by selecting either Yes or No	
Have you ever been evicted by any agent/ lessor?	Yes / No
Is there any reason known to you that would affect your ability to pay rent?	Yes / No
Were any deductions made from you last rental bond?	Yes / No
Are you in debt to another lessor or agent?	Yes / No
If answered Yes to any of above please provide details:	

<p>PRIVACY POLICY</p> <p>I, the applicant, declare that the above information is true and correct and that I have supplied it of my own free will. I acknowledge that my personal contents insurance is not covered by the lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings. I understand that you as the agent/lessor have collected this information for the purpose of determining whether I am suitable tenant for the property – in particular to check my identification, my ability to care for the property, my character and my creditworthiness. For such purposes, I authorise you to contact the persons named in the application, and to undertake such enquires and searches (including tenancy databases searches) as you consider reasonable necessary. In doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. I acknowledge and accept that if this application is denied, the agent is not legally obliged to provide reasons as to why. I also consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my details onto others which may include (but is not limited to) insurance companies, body corporates, contractors, other real estate agents, salespeople and tenancy default databases.</p>
<p>I wish to undertake a tenancy for a period of months to commence on the _____ / _____ / _____ at a rental price of \$ _____. I understand that I am to pay a rental bond of \$_____ on or before I take possession of the premises and sign a tenancy agreement.</p>
<p>The customer acknowledges that one application form has to be completed per person applying. Yes / No The customer acknowledges that either themselves or their representative has viewed the property internally Yes / No The customer acknowledges that they have read the Privacy Policy Yes / No The customer acknowledges that both the lessor and I as tenants are bound by this application immediately on communication of the lessor's or his agent's acceptance of it. Yes / No</p> <p>Name of Applicant: _____</p> <p>Signature: _____ Date: _____</p>

RENTAL REFERENCE REQUEST

Maldives Resort
52 Pacific Street
Main Beach QLD 4217
Phone 07 5557 7500
manager@maldivesresort.com.au

To: _____ Date: ____ / ____ / ____

Email: _____ From: _____

RENTAL REFERENCE

Please could you complete the following and return via email to manager@maldivesresort.com.au.

Applicant's Name: _____

Property Address: _____

Was the applicant listed as a lease? Yes No

Was the applicant ever in arrears? Yes No

Have any Remedy to Breach notices been issued? Yes No

(Please fax a copy of rent ledger)

Were periodic inspections satisfactory? Yes No

Was the property left clean and tidy? Yes No

Were any funds deducted from the bond? Yes No

What period did the applicant reside in the property? _____

Would you rent to them again Yes No

I hereby authorise the Management of Maldives Resort to conduct any and all enquires or searches as required to verify the information supplied in this application.

Tenant _____ Signature _____

Date _____