



REAL SMARTER

SMARTER PROPERTY MANAGEMENT

Rental Application

THIS APPLICATION FORM IS FOR UP TO 4 APPLICANTS. IF LESS THAN 4, ONLY PRINT OFF THE PAGES NEEDED
This form can be printed and filled by hand, or downloaded as a fillable PDF. If using the fillable form, you may use an e-signature feature for Page 4 (found in Adobe Acrobat Reader DC or similar)

Property Details

Property address: _____ Today's date: _____

Rent: \$ _____ per week Bond: \$ _____ Date you inspected the property _____

Date you would like lease to start: _____ Preferred length of lease _____ months

Number of people who will live at the premises (including part-time arrangements): _____ adults _____ children

Names and ages of people residing at the premises who will NOT be on the lease _____

Pets? Names and breeds _____

Are your pets inside or outside pets? _____

Any special conditions or comments you wish to make about the property? _____

Applicant 1 Details

Applicant 1: _____
First Name Last Name

Current Address: _____
Street Address

City State Post Code

Mobile Phone: _____ Email: _____

Date of Birth: _____ Driver's License No: _____ Gender: _____

How long at this address? _____ Weekly rent: _____

Vehicle make: _____ Vehicle model: _____ Rego No: _____

Name and contact details of current Landlord/ Property Manager? _____

Are you a smoker? YES NO If yes, do you agree to a 'no smoking permitted inside the premises' clause? YES NO

Do you have applications on other premises? YES NO Are you currently in debt to another Landlord or agent? YES NO

Has your tenancy ever been terminated? YES NO If yes, please explain: _____

Have you had deductions taken from bond? YES NO If yes, please explain: _____

Anything affecting future rental payments? YES NO If yes, please explain: _____

Do you currently own a property? YES NO

If yes, what address? _____

Prior Addresses

Please list the two places you have resided prior to your current address.

Address: _____ Dates resided: _____

Agent/Landlord: _____ Phone: _____

Agent email: _____ Agent Suburb: _____

Address: _____ Dates resided: _____

Agent/Landlord: _____ Phone: _____

Agent email: _____ Agent Suburb: _____

Employment

Current company: _____ Phone: _____

Address: _____ Supervisor: _____

Job Title: _____ Salary: \$ _____ How long with this employer? _____

Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Prior company: _____ Phone: _____

Address: _____ Supervisor: _____

Job Title: _____ How long with this employer? _____

Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Personal References

Please list two personal referees.

Full Name: _____ Relationship: _____

Email: _____ Phone: _____

Address: _____

Full Name: _____ Relationship: _____

Email: _____ Phone: _____

Address: _____

Emergency Contact

Please list an emergency contact person who will NOT reside with you.

Full Name: _____ Relationship: _____

Email: _____ Phone: _____

Address: _____

Disclaimer and Applicant Signatures

I certify that my answers are true and complete to the best of my knowledge and that I have not omitted details which may be relevant to the application.

Where I have provided information on this form pertaining to another individual, I certify that I have confirmed that this person has provided their consent to this information being submitted.

If this application leads to an offer of a lease, I understand that false or misleading information in my application may constitute a breach of the agreement.

I understand that the final selection of tenant is subject to the owner's approval.

I understand that while all speed is given to processing applications, sometimes there can be delays (for example in getting call back from referees), so it is possible my application may take several days to process.

I confirm that I can pay the advertised rent and bond for the property and will be able to for the full lease term.

I understand that if I default under any terms of the rental agreement, the agent may (subject to the law) terminate the lease and disclose details of the default to any person the agent reasonably considers has an interest in receiving such information. Your default may also be submitted to a national tenancy database, and you will be informed that this has occurred.

If approved, I acknowledge that my acceptance of the property will not be confirmed until I have had the opportunity to review and sign all documentation, had any questions I might have answered to my satisfaction, and have paid the bond and two weeks advance rent. Once this has occurred the lease becomes binding. **You will have two days to undertake this process.** If the signed documentation and payment has not been forthcoming within two days after you have received the initial lease documentation and banking details, RealSmarter reserves the right to rescind the offer and offer the property to another applicant. You will be informed by email and phone/text (where possible) before this occurs.

I acknowledge that RealSmarter cannot confirm that any phone or internet connections to the property are operable or able to be reconnected. I understand that it is my responsibility to check with the relevant provider before proceeding with the tenancy to confirm the situation with the connection.

Ensuring the main switch is in the off position for power connection remains the responsibility of the tenant.

I understand that by submitting this application, I give permission to the agent to request and receive information about me from any person or business listed on my application form and from national databases which may include TICA (www.tica.com.au), Equifax National Tenancy Database (www.tenancydatabase.com.au), TRA (www.tradingreference.com), Barclay Mis (www.barclaymis.com.au), RP Data (www.rpdata.com), Pricfinder (www.pricfinder.com.au). If checking these databases results in an adverse finding, RealSmarter will notify you by email of these findings.

I understand that my personal information will be handled in line with RealSmarter's privacy policy (www.realsmarter.com.au/privacy). You may request that the use of your information be limited by contacting deborah@realsmarter.com.au.

IF USING E SIGNATURE DO SIGNATURES LAST AS DOC CAN'T THEN BE EDITED

Applicant 1 Signature or E-Signature: _____ Date: _____

Applicant 2 Signature or E-Signature: _____ Date: _____

Applicant 3 Signature or E-Signature: _____ Date: _____

Applicant 4 Signature or E-Signature: _____ Date: _____

Supporting Documentation Checklist

- Photo ID (driver's license AND passport) for each applicant (enlarged copies are preferred)
- Proof of income and/or pay slips for each applicant (3 recent payslips)
- Photos of pets you would like approved for the property
- References of pets you would like approved for the property (if you have them)

Applicant 2 Details

Applicant 2: _____
First Name Last Name

Current Address: _____
Street Address

_____ City State Post Code

Mobile Phone: _____ Email: _____

Date of Birth: _____ Driver's License No: _____ Gender: _____

How long at this address? _____ Weekly rent: _____

Vehicle make: _____ Vehicle model: _____ Rego No: _____

Name and contact details of current Landlord/ Property Manager? _____

Are you a smoker? YES NO If yes, do you agree to a 'no smoking permitted inside the premises' clause? YES NO

Do you have applications on other premises? YES NO Are you currently in debt to another Landlord or agent? YES NO

Has your tenancy ever been terminated? YES NO If yes, please explain: _____

Have you had deductions taken from bond? YES NO If yes, please explain: _____

Anything affecting future rental payments? YES NO If yes, please explain: _____

Prior Addresses

Please list the two places you have resided prior to your current address.

Address: _____ Dates resided: _____

Agent/Landlord: _____ Phone: _____

Agent email: _____ Agent Suburb: _____

Address: _____ Dates resided: _____
Agent/Landlord _____ Phone: _____
Agent email: _____ Agent Suburb: _____

Employment

Current company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ Salary: \$ _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Prior company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Personal References

Please list two personal referees.

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Emergency Contact

Please list an emergency contact person who will NOT reside with you

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Applicant 3 Details

Applicant 1: _____
First Name Last Name

Current Address: _____
Street Address

City State Post Code

Mobile Phone: _____ Email: _____

Date of Birth: _____ Drivers License No: _____ Gender: _____

How long at this address? _____ Weekly rent: _____

Vehicle make: _____ Vehicle model: _____ Rego No: _____

Name and contact details of current Landlord/ Property Manager? _____

Are you a smoker? YES NO If yes, do you agree to a 'no smoking permitted inside the premises' clause? YES NO

Do you have applications on other premises? YES NO Are you currently in debt to another Landlord or agent? YES NO

Has your tenancy ever been terminated? YES NO If yes, please explain: _____

Have you had deductions taken from bond? YES NO If yes, please explain: _____

Anything affecting future rental payments? YES NO If yes, please explain: _____

Prior Addresses

Please list the two places you have resided prior to your current address.

Address: _____ Dates resided: _____

Agent/Landlord: _____ Phone: _____

Agent email: _____ Agent Suburb: _____

Address: _____ Dates resided: _____
Agent/Landlord _____ Phone: _____
Agent email: _____ Agent Suburb: _____

Employment

Current company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ Salary: \$ _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Prior company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Personal References

Please list two personal referees.

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Emergency Contact

Please list an emergency contact person who will NOT reside with you

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Applicant 4 Details

Applicant 1: _____
First Name Last Name

Current Address: _____
Street Address

_____ City State Post Code

Mobile Phone: _____ Email: _____

Date of Birth: _____ Driver's License No: _____ Gender: _____

How long at this address? _____ Weekly rent: _____

Vehicle make: _____ Vehicle model: _____ Rego No: _____

Name and contact details of current Landlord/ Property Manager? _____

Are you a smoker? YES NO If yes, do you agree to a 'no smoking permitted inside the premises' clause? YES NO

Do you have applications on other premises? YES NO Are you currently in debt to another Landlord or agent? YES NO

Has your tenancy ever been terminated? YES NO If yes, please explain: _____

Have you had deductions taken from bond? YES NO If yes, please explain: _____

Anything affecting future rental payments? YES NO If yes, please explain: _____

Prior Addresses

Please list the two places you have resided prior to your current address.

Address: _____ Dates resided: _____

Agent/Landlord: _____ Phone: _____

Agent email: _____ Agent Suburb: _____

Address: _____ Dates resided: _____
Agent/Landlord _____ Phone: _____
Agent email: _____ Agent Suburb: _____

Employment

Current company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ Salary: \$ _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Prior company: _____ Phone: _____
Address: _____ Supervisor: _____
Job Title: _____ How long with this employer? _____
Responsibilities: _____

May we contact your supervisor for a reference? YES NO Any special instructions or reasons for your answer?

Personal References

Please list two personal referees.

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____

Emergency Contact

Please list an emergency contact person who will NOT reside with you

Full Name: _____ Relationship: _____
Email: _____ Phone: _____
Address: _____