

NOTICE TO ALL RESIDENTIAL TENANCY APPLICANTS



Before any application will be considered, **each applicant** must provide their **most recent pay slip(s)** and achieve a minimum of 100 check points. Income must be 3x the rental amount per week for approval (all income combined). **All Adults must apply even if they are not going on the lease.**

DRIVERS LICENCE	40 POINTS
PHOTO I.D.	40 POINTS
PASSPORT	40 POINTS
RECENT PAY SLIP	30 POINTS
CREDIT CARD/BANK CARD	10 POINTS
COPY OF PREVIOUS TELSTRA A/C, ELECTRICITY A/C, BANK STATEMENT OR CURRENT M.V. REGO PAPERS	10 POINTS (EACH)
MEDICARE CARD	20 POINTS
COPY OF BIRTH CERTIFICATE	40 POINTS
LAST 4 RENT RECEIPTS	40 POINTS
REF FROM PREVIOUS AGENT	30 POINTS

IMPORTANT INFORMATION:

All Bonds (equivalent to four (4) weeks rent) & an initial 2 weeks rent **MUST** be paid by direct deposit to Sunshine Group Australia Pty Ltd Trust Account.

ELECTRICITY- it is the tenant's responsibility to ensure power is connected to the apartment prior to signing the lease. Contact Ergon Energy on 131046.

All Applicants for tenancy are referred to a Tenancy Data Base Company for confirmation of details supplied.

If you own a property please attach a rates or other notice for proof of ownership.

**PRIVACY DISCLOSURE STATEMENT OF
SUNSHINE GROUP AUSTRALIA PTY LTD
OF 2 GREENSLOPES STREET, CAIRNS NORTH
PHONE (07) 4053 9400 E-MAIL – rentals@thelakescairns.com.au**

We are an independently owned and operated business. We are bound by the National Privacy Principles. We collect personal information about you in this form to assess your application for a residential tenancy. We may need to collect private information about you from your previous landlords or letting agents, your current employer and your referees. We also check whether any details of tenancy defaults by you are held on a tenancy default database. We use the database operated by TICA Default Tenancy Control Pty Ltd. You can find out more information about this database at www.tica.com.au. Your consent to us collecting this information is set out below.

We may disclose personal information about you to the owner of the property to which this application relates. If this application is successful we may disclose your details to service providers relevant to the tenancy relationship including maintenance contractors and the landlord's insurers. We may also send personal information about you to the owners of any other properties at your request.

You have the right to access personal information that we hold about you by contacting our privacy officer (see contact detail above). If you do not complete this form or do not sign the consent below then your application for a residential tenancy may not be considered by the owner of the relevant property or, if considered, may be rejected.

ELECTRONIC & PRIVACY CONSENT

I, the Applicant authorize and approve for Sunshine Group Australia Pty Ltd to forward documents to me electronically for signing if necessary.

I, the Applicant acknowledge that I have read the Privacy Notice of Sunshine Group Australia Pty Ltd. I authorise Sunshine Group Australia Pty Ltd to collect information about me from:

- (a) My previous letting agents and/or landlords
- (b) My personal referees; and
- (c) Any Tenancy Default Database (including TICA) which may contain personal information about me.

I authorize Sunshine Group Australia Pty Ltd to disclose details about any defaults by me under the tenancy to which this application relates to any tenancy default database to which it subscribes including TICA.

I authorise Sunshine Group Australia Pty Ltd to disclose personal information it collects about me to the owner of the property, even if the owner is a resident outside Australia.

HOW DID YOU FIND OUT ABOUT THE PROPERTY?

Signed _____ Date _____
(Applicant 1)

Signed _____ Date _____
(Applicant 2)

APPLICATION FOR RESIDENTIAL TENANCY

PROPERTY ADDRESS _____

FIRST APPLICANTS NAME _____

Drivers License Number _____ Date of Birth _____

Telephone numbers (home / work) _____ (mobile) _____

Email Address _____

ACCOMODATION STATUS *(If you own your property please provide rates or other notice)*

Present Address _____

Period of Occupancy _____ Rent Paid \$ _____

Name of Agent / Owner _____

Address of Agent / Owner _____

Telephone number Agent / Owner _____ E-mail _____

Previous Address _____

Period of Occupancy _____ Rental Paid \$ _____

Name of Agent / Owner _____

Address of Agent / Owner _____

Telephone number Agent / Owner _____ E-mail _____

OCCUPATION DETAILS

Occupation _____

Company & Name of contact _____

Employers Address _____

Telephone Number of Employer _____ Income (net weekly) _____

Period with current Employer _____

PERSONAL REFEREES (Do not include relatives)

(1) Name, phone number _____

(2) Name, phone number _____

DETAILS FOR CONTACT IN CASE OF EMERGENCY

Name _____ Address _____

Phone _____ Relationship _____

APPLICATION FOR RESIDENTIAL TENANCY

PROPERTY ADDRESS _____

SECOND APPLICANTS NAME _____

Drivers License Number _____ Date of Birth _____

Telephone numbers (home / work) _____ (mobile) _____

Email Address _____

ACCOMODATION STATUS *(If you own your property please provide rates or other notice)*

Present Address _____

Period of Occupancy _____ Rent Paid \$ _____

Name of Agent / Owner _____

Address of Agent / Owner _____

Telephone number Agent / Owner _____ E-mail _____

Previous Address _____

Period of Occupancy _____ Rental Paid \$ _____

Name of Agent / Owner _____

Address of Agent / Owner _____

Telephone number Agent / Owner _____ E-mail _____

OCCUPATION DETAILS

Occupation _____

Company & Name of contact _____

Employers Address _____

Telephone Number of Employer _____ Income (net weekly) _____

Period with current Employer _____

PERSONAL REFEREES (Do not include relatives)

(1) Name, phone number _____

(2) Name, phone number _____

DETAILS FOR CONTACT IN CASE OF EMERGENCY

Name _____ Address _____

Phone _____ Relationship _____

Have you ever been evicted by any lessor or agent?
Have you ever been refused another property by any lessor or agent?
Are you in debt to another lessor or agent?
Is there any reason known to you that would affect your rent payment?
Was your rent bond at your last address refunded in full?
If NO – What deductions were made?

Rent arrears	\$	\$
Repairs	\$	\$
Cleaning	\$	\$

I / We the applicant(s) declare that the above information is true and correct and that I / we have supplied it of our own free will AND I / we hereby authorise you as the letting agent, to conduct any enquiries, and / or searches, including any tenancy information databases in order to verify the above information relating to all applicants & listed occupants.

I / We acknowledge that any false information I / we provide in this application could jeopardise this application and any subsequent tenancy agreement I / we enter into on approval by the lessor or agent.

I / We acknowledge and accept that if this application is rejected, the agent is **NOT** legally obliged to give reasons for the rejection.

I / We the applicant/s declare that I / we am / are not bankrupt and that the rental is within my / our means.

I / We have inspected the premises and wish to take a tenancy for a period of _____ Months from _____/_____/_____ at a rental of \$_____per week.

I / We also undertake to pay a Rental Bond of \$_____ when I / we sign the Tenancy Agreement.

First Applicants Signature _____

Date _____/_____/_____

Contact Number: _____

Second Applicants Signature _____

Date _____/_____/_____

Contact Number: _____

Names and ages of all other occupants that will be residing at the property – (including children)

Have you applied for any other properties with other real estates? YES NO (Please circle)

Total number of vehicles to be kept at the premises

Car Registration Number _____ Model _____

Car Registration Number _____ Model _____

TENANT CHECKLIST BEFORE SENDING INTO OFFICE

- 1. Have you completed all details required on the application? Processing of your application could be delayed if you fail to include all relevant information, i.e. Names and phone numbers, etc.**
- 2. Have you attached your 100 check points of ID? Your application will not be processed until this is supplied. This must include payslips or a contract from your current employer.**
- 3. Are you receiving a benefit from Centrelink? You will need to supply a current income statement from Centrelink with your application.**