





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	lentia	al Tenancy Ag	reemen	t with th	ne Lessor
Your action i	if You wish to apply for the	1.	Complete this App	olication.					
Residential '	Tenancy Agreement:	2.	Submit this Applic that may be reque	cation to t ested by th	he Prop	perty Manager to perty Manager.	gether w	vith any Op	otion Fee
Lessor's acti Your Applica	ion if You do not succeed with ation:	3.	If You are not the Fee will be refund	successfu ed to You	l applio within	ant and have paid 7 days of the dec	id an Opt cision.	ion Fee, th	ne Option
Lessor's acti Application:	ion if You succeed with Your	4.	If You are the succ Residential Tenan option of entering	icy Agreen	nent fo	or the Premises w	hich will	ou with a p grant You	oroposed the
	ill then need to do if You are ful Applicant:	5. 6.	If You sign the Re requirements for t in Part C of the do document, a bindi and the Lessor. In no need for the Le Residential Tenan If any of the event the ramifications of Application.	the creation cument, and Reside the case of the case o	on of the and the ential Tof when roperty nent to	ne Residential Te Lessor (or the Preanancy Agreem re an Option Fee Manager to sigr Dexist.	nancy Ag roperty M ent will e has been I the docu	reement s lanager) si xist betwe paid there ument for above do r	et out ign the een You e will be a binding
FOR:	Premises Address:								
Address 1									
Address 2									
Suburb						State		Postcode	
FROM:	Proposed Tenants' Names:								
	Given Name(s)				Famil	y Name			
Tenant 1									
Tenant 2									
Tenant 3									
Tenant 4									
TO:	The Property Manager:				•				
Agency Name	West Coast Real Estate								-
Address	115B Brighton Road, Scarbor	ough	, WA, 6019						
Telephone	9341 6244			Facsimile	9341	6403			
E-mail	rentals21@wcre.com.au								







PART A (TO BE COMPLETED BY PROPERTY MANAGER)

	_				
1.		mises			
		lress 1			
	Add Sub	lress 2		State Postcode	
	Subi	uiu		State Positione	
2.	Ren	it	\$		per week
3.	Opti	ion Fee (if	applicable) \$		
4.	If Yo	ou are the ney to the	successful applicar Property Manager:	nt, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following	
	REC	QUIRED I	MONEY		
	(a)	Securit	y bond of	\$	
	(b)	Pet hor	nd (if applicable)	\$	
	(c)	First tw	vo weeks rent	\$[
	(d)	Less Op	otion Fee (if paid)	\$	
	(e)	Total		\$	
	(C)	iotai			







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 Child	ren Ages
8.	Pets - Type of Pet Breed	Number Age
	Type of Pet Breed	Number Age
9.	Do You intend applying for a residential tenancy bond from a State Government Depar	rtment?
	If Yes, \$ Branch:	
10.	Bank account details for refund of Option Fee (if applicable)	
	Bank: BSB:	
	Account No.: Accou	unt 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 a Email (optional): Fax (optional):	re successful and/or notices relating to tenancy
	Postal address (required):	
	PO Box Town/City Address 1	Postcode
	Address 2	
3.	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.
4.	You acknowledge that, having inspected the Premises, You will accept possession of t	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 L Agreement for the Premises.	essor may or may not send You a proposed Residential Tenancy
16.	If You are the successful applicant, the Lessor will send You a proposed Residential Te about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include to this Application.	e Residential Tenancy Agreement will be comprised of
7.	If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the The Option Fee must be paid by You by cash or cheque. If You are not the successful a to You by way of an electronic transfer to Your bank account details set out in Part B v	pplicant and have paid an Option Fee, the Option Fee will be refunded







- 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 if the Application is successful 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), 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. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:
- The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:
- TICA (strike out if inapplicable) Address: PO Box 120, Concord NSW 2137 Telephone: 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones) (iii) Facsimile: (02) 9743 4844 Website: www.tica.com.au (iv)
 - National Tenancy Database (strike out if inapplicable) (b)
 - Address: GPO Box 13294, George Street 120, Brisbane QLD 4003

Telephone: 1300 563 826 Facsimile: (07) 3009 0619 (iii) Email: info@ntd.net.au (iv) Website: www.ntd.net.au

(i)	Name:	
		7
(ii)	Address:	
(iii)	Telephone:	
(iv)	Facsimile:	
(v)	Email:	
(V)	Email:	
(vi)	Website:	

- The applicant may obtain information from the database operator in the following manner:
 - as to TICA:
 - Postal and fax application forms can be downloaded from www.tica.com.au . Information regarding applicatino fees can be found on the application form;
 - as to the National Tenancy Database;
 - A request for rental history file can be downloaded from www.ntd.net.au. A link to the form can be found under the tab "For Tenants".
 - A request for rental history may be submitted by post, fax or email.

(c)	as to	
	(i)	

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)	PARTICULAR	lS						
Given Nar	me(s)				Family Name				
Address 1									
Address 2	2								
Suburb						State	Po	ostcode	
Phone No	Work		Мо	bile		Home			
Email			<u> </u>						
Date of B	irth	Place of Birth		Family Nam	e at Birth		Australian	Citizen Ye	es No
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Drivers Li		KI-I TOOK IDEIL	State		Passport No				
Other ID									
	dentification (licence i	numher/hankcard e	tc)						
	ype & Registration No	lumber/ burncuru e	10)						
	else to support Your	l Annlication							
,, c5	cise to support rour,	тррпеастоп							
Smoker	Yes No								
Personal I	References a) NAM	E				TELEPHONE			
	b) NAM	E				TELEPHONE			
(i)	Name of current less	or or managing age	nt to whom rent is n	aid					
(.)	Traine or earrene less	or oraa55 a5e	со типоли теле 15 р			Phone No			
	Address						1		
	Rental Paid	\$	Pe	eriod Rented From		То			
	Reason for leaving								
	3								
(ii)	Previous address of	Applicant							
	Name of previous les	sor or managing ag	ent to whom rent w	as paid					
						Phone No			
	Address								
	Rental Paid	\$	Pe	eriod Rented From		То			
	Reason for leaving								
(iii)	Occupation				(Note: Your Em	ployer may be	contacted to ve	rify employm	ent)
	Employer					Phone No			
	Period of Employme	nt				Wage	\$		
	If less than 12 month	s, name and addres	ss of previous employ	yer					
	Explanation if no em	ployment:							
(iv)	Next of Kin (Note: Th	iese people may be	contacted to verify p	particulars)					
	First Next of Kin	NAME				TELEPHONE			
		ADDRESS							
	Second Next of Kin	NAME				TELEPHONE			
	Second Next of Kill					TEELFIIONE			
		ADDRESS							
		name and address	and telephone) [No	te: These people may b	e contacted to verify par	ticulars.]			
	First Contact	NAME				TELEPHONE			
		ADDRESS							
	Second Contact	NAME				TELEPHONE			
		ADDRESS							







Address 2 Suburb	YOUR (Second Person	's) PARTICUL	ARS						
Address 2 John Mobile	Given Nan	ne(s)				Family Name				
Suburb Work Mobile Home Work	Address 1									
Pare No. Store Pace of Birth Pace of Birth Passport No.	Address 2									
Final Place of Birth Place of Birth Parce of Independent Parce of Independe	Suburb						State	Pos	stcode	
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(iv) Next of Kin (Note: These people may be contacted to verify particulars) First Next of Kin NAME TELEPHONE ADDRESS Second Next of Kin NAME TELEPHONE ADDRESS Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE ADDRESS Second Contact NAME TELEPHONE TELEPHONE TELEPHONE		Evolunation if no em	nlovment:							
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First Next of Kin NAME ADDRESS Second Next of Kin NAME TELEPHONE TELEPHONE ADDRESS Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE TELEPHONE	/: \	N CIC. /N TI								
Second Next of Kin NAME TELEPHONE TELEPHONE Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE TELEPHONE				contacted to verify pa	articulars)					
Second Next of Kin NAME ADDRESS Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE		First Next of Kin					TELEPHONE			
ADDRESS Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE			ADDRESS					T		
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.] First Contact NAME TELEPHONE ADDRESS Second Contact NAME TELEPHONE		Second Next of Kin	NAME				TELEPHONE			
First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE TELEPHONE			ADDRESS							
First Contact NAME TELEPHONE TELEPHONE ADDRESS Second Contact NAME TELEPHONE TELEPHONE		Emergency Contact (name and address a	ind telephone) [Not	e: These people may b	e contacted to verify par	ticulars.]			
Second Contact NAME TELEPHONE					·	· · ·				
			ADDRESS							
		Second Contact	NAME				TELEPHONE		-	
								<u>I</u>		







YOUR	(Third Person's) PARTICULAR	RS						
Given Nar					Family Name				
Address 1									
Address 2	2								
Suburb						State	Po	stcode	
Phone No	Work		Mo	obile		Home			
Email			<u> </u>						
Date of B	irth	Place of Birth		Family Nam	e at Birth		Australian (Citizen	Yes No
DOCUM	IENTS TO CONFIF	M YOUR IDENT	ΓΙΤΥ						
Drivers Li			State		Passport No				
Other ID					' '				
	dentification (licence i	number/bankcard et	·c)						
	ype & Registration No		,						
	else to support Your	L							
7- 3									
Smoker	Yes No								
Personal	References a) NAM	E				TELEPHONE			
	b) NAM	E				TELEPHONE			
(i)	Name of current less	or or managing age	nt to whom rent is p	oaid					
						Phone No			
	Address								
	Rental Paid	\$	P	Period Rented From		То			
	Reason for leaving								
(ii)	Previous address of								
	Name of previous les	sor or managing ag	ent to whom rent w	as paid					
						Phone No			
	Address		1						
	Rental Paid	\$	P	Period Rented From		То			
	Reason for leaving								
(iii)	Occupation				(Note: Your Em	iployer may be o	ontacted to ver	ify emplo	yment)
	Employer					Phone No			
	Period of Employme	nt				Wage 9	5		
	If less than 12 month	s, name and addres	s of previous emplo	yer					
	Explanation if no em	ployment:							
(iv)	Next of Kin (Note: Th	ese people may be	contacted to verify	particulars)					
	First Next of Kin	NAME				TELEPHONE			
		ADDRESS							
	Second Next of Kin	NAME				TELEPHONE			
	Second Next Of NIII	ADDRESS				TEELTIONE	1		
		name and address a	and telephone) [No	ote: These people may b	e contacted to verify par				
	First Contact	NAME				TELEPHONE			
		ADDRESS							
	Second Contact	NAME				TELEPHONE			
		ADDRESS							







YOUR	(Fourth Person	s) PARTIO	ULARS							
Given Nar	me(s)					Family Name				
Address 1										
Address 2	!									
Suburb							State		Postcode	
Phone No	Work			Mobile			Home			
Email										
Date of B	irth	Place of B	irth		Family Name	at Birth		Aus	stralian Citizen Yes	No
DOCUM	ENTS TO CONFIR	M YOUR II	DENTITY							
Drivers Li			State			Passport No				
Other ID										
Proof of I	dentification (licence i	number/banko	ard etc)			1				
	/pe & Registration No									
	else to support Your /	Application								
Smoker	Yes No	T						1		
Personal I	References a) NAM	E					TELEPHON			
	b) NAM	E					TELEPHON			
(i)	Name of current less	or or managin	g agent to whom	rent is paid				-		
							Phone N	0		
	Address							-		
	Rental Paid	\$		Period Rente	ed From		To			
	Reason for leaving									
/::\	Drovious address of	\nnlicant								
(ii)	Previous address of		ng agant to whon	n ront was naid						
	Name of previous les	sor or managi	ug agent to whon	n rent was paid			Dhana N	_		
	Address						Phone N	U		
	Rental Paid	\$		Period Rente	nd Erom		То			
	Reason for leaving	2		Pellou Relite	eu FIOIII		10			
	Reason for leaving									
(m)										,
(iii)	Occupation					(Note: Your E		1	ed to verify employme	nt)
	Employer						Phone N			
	Period of Employme	·					Wage	\$		
	If less than 12 month	s, name and a	ddress of previou	s employer						
	- 1 15									
	Explanation if no em	ployment:								
(iv)	Next of Kin (Note: Th	iese people m	ay be contacted to	verify particulars)						
	First Next of Kin	NAME					TELEPHON			
		ADDRESS								
	Second Next of Kin	NAME					TELEPHON			
		ADDRESS						1		
	Emergency Contact	name and add	race and talanhar	na) [Noto: Those n	neonlo may ba	contacted to verify	narticulare 1			
	First Contact		iress and rejehilot	ie/ [iνοτε: These μ	eobig iligy ne	contacted to venily	TELEPHON	-		
	i iiSt CuiitdCl	NAME ADDRESS					TELEPHUN			
										\exists
	Second Contact	NAME					TELEPHON			
		ADDRESS								







By Signing this document You are maki Your Application may or may not be suc	ng an application to enter into a Residential Tenancy . ccessful.	Agreement in relation to the Premises.	
Your Application may or may not be suc	ng an application to enter into a Residential Tenancy . ccessful.	Agreement in relation to the Premises.	SI
Your Application may or may not be such Your Signature (First Person)	ccessful.		
By Signing this document You are maki Your Application may or may not be suc Your Signature (First Person) Your Signature (Second Person) Your Signature (Third Person)	ccessful.	Date	SIO HE