



# Residential Application Form

For your application to be processed you must answer all questions (Including the reverse side)

<b>A. AGENT DETAILS</b>		
<b>uphillschaefer Real Estate</b>		
<b>Address:</b>	127-129 Beardy Street	
<b>Phone:</b>	67721200	
<b>Fax:</b>	6772 9143	
<b>Email:</b>	<a href="mailto:general@usarmidale.com.au">general@usarmidale.com.au</a>	
<b>Website:</b>	<a href="http://www.uphillschaefer.com.au">www.uphillschaefer.com.au</a>	
<b>B. PROPERTY DETAILS</b>		
<b>1. What is the address of the property you would like to rent?</b>		
<input type="text"/>		
<input type="text"/>		
Postcode		
<b>2. Lease commencement date?</b>		
<input type="text"/> Day	<input type="text"/> Month <input type="text"/> Year	
<b>3. Lease term?</b>		
<input type="text"/> Years	<input type="text"/> Months	
<b>4. How many tenants will occupy the property?</b>		
<input type="text"/> Adults	<input type="text"/> Children <input type="text"/> Ages of Children	
<b>C. PERSONAL DETAILS</b>		
<b>5. Please give us your details</b>		
Mr <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Mrs <input type="checkbox"/> Other <input type="checkbox"/>	
Surname	Given Name/s	
<input type="text"/>		
Date of Birth	Driver's licence number	
<input type="text"/>	<input type="text"/>	
Driver's licence expiry date	Driver's licencestate	
<input type="text"/>	<input type="text"/>	
Passport no.	Passport country	
<input type="text"/>	<input type="text"/>	
Pension no. (if applicable)	Pension type (if applicable)	
<input type="text"/>	<input type="text"/>	
<b>6. Please provide your contact details</b>		
Home phone no.	Mobile phone no.	
<input type="text"/>	<input type="text"/>	
Work phone no.	Fax no.	
<input type="text"/>	<input type="text"/>	
Email address		
<input type="text"/>		
<b>7. What is your current address?</b>		
<input type="text"/>		
<input type="text"/>		
Postcode		
<b>8. How did you find out about this property?</b>		
<input type="radio"/> Newspaper	<input type="radio"/> The Internet	<input type="radio"/> Local Paper
<input type="radio"/> Office	<input type="radio"/> Office Window	<input type="radio"/> Sign Board at property
Application sent to Direct Connect (if Required) <input type="checkbox"/>		

<b>D. UTILITY CONNECTIONS</b>	
This is a FREE service that connects all your utilities and other services. Direct Connect can help arrange for the connection or provision of the following utilities and other services:	
Electricity	Cleaners
Gas	Insurance
Phone	Removalist
Internet	Truck or van hire
Pay TV	
	
MAKES MOVING EASY	
<input type="checkbox"/> Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.	
	We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.
Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.	
<b>DECLARATION AND EXECUTION:</b> By signing this application, you:	
1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).	
2. Invite Direct Connect to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Direct Connect's services to you, to enter into negotiations with you relating to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement	
3. Consent to Direct Connect using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.	
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.	
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.	
6. Acknowledge that Direct Connect may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of any such fee.	
By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgements, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.	
Signature	Date
<input type="text"/>	<input type="text"/>
PO Box 1519, Box Hill, Victoria 3128. P: 1300 664 715 F:1300 664 185. <a href="http://www.directconnect.com.au">www.directconnect.com.au</a>	
<b>E. DECLARATION</b>	
I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement.	
I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.	
I authorise the Agent to obtain personal Information from:	
(a) The owner or the Agent of my current or previous residence;	
(b) My personal referees and employer/s;	
(c) Any record listing or database of defaults by tenants such as NTD, TICA or TRA for the purpose of checking your tenancy history;	
I am aware that I may access my personal information by contacting -	
• NTD: 1300 563 826	
• TICA: 1902 220 346	
• TRA: (02) 9363 9244	
If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future.	
I am aware that the Agent will use and disclose my personal information in order to:	
(a) communicate with the owner and select a tenant	
(b) prepare lease/tenancy documents	
(c) allow tradespeople or equivalent organisations to contact me	
(d) lodge/claim/transfer to/from a Bond Authority	
(e) refer to Tribunals/Courts & Statutory Authorities (where applicable)	
(f) refer to collection agents/lawyers (where applicable)	
(g) complete a credit check with NTD (National Tenancies Database)	
I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises.	
Signature	Date
<input type="text"/>	<input type="text"/>

**F. APPLICANT HISTORY****9. How long have you lived at your current address?**

<input type="text"/>	Years	<input type="text"/>	Months
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**10. Why are you leaving this address?****11. Landlord/Agent details of this property (if applicable)**

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$
**12. What was your previous residential address?**

Postcode

**13. How long did you live at this address?**

<input type="text"/>	Years	<input type="text"/>	Months
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**14. Landlord/Agent details of this property (if applicable)**

Name of landlord or agent

Landlord/agent's phone no.

Weekly Rent Paid

 \$

Was bond refunded in full?

If not why not?

**G. EMPLOYMENT HISTORY****15. Please provide your employment details**

What is your occupation?

What is the nature of your employment?  
(FULL TIME/PART TIME/CASUAL)

Employer's name (inc. accountant if self employed or institution if student)

Employer's address

Postcode

Contact name

Phone no.

Length of employment

<input type="text"/>	Years	<input type="text"/>	Months
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Net Income

 \$
**16. Please provide your previous employment details**

Occupation?

Employer's name

Contact name

Phone no.

Length of employment

<input type="text"/>	Years	<input type="text"/>	Months
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Net Income

 \$
**H. CONTACTS / REFERENCES****17. Please provide a contact in case of emergency**

Surname

Given name/s

Relationship to you

Phone no.

**18. Please provide 2 personal references (not related to you)**

1. Surname

Given name/s

Relationship to you

Phone no.

2. Surname

Given name/s

Relationship to you

Phone no.

**I. OTHER INFORMATION****19. Car Registration****20. Please provide details of any pets**

Breed/type

Council registration / number

1.	<input type="text"/>
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2.	<input type="text"/>
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**20. Do you have an investment property?**
 Yes  No
**J. 100 POINTS OF ID REQUIRED**

We require 100 points of ID. You must have:

1. A current drivers licence or other photo ID
2. Current proof of income
3. Current ledger

Application without **100 points** of ID will not be accepted.

Your 100 Point Check

Drivers licence **40 Points**Passport **40 Points**Birth Certificate **30 Points**Other photo ID **30 Points**Current proof of income, previous landlord reference, rent ledger from other agent all equal to **20 Points each**Motor car rego, bank statement/card, phone/electricity account, pension card, medicare card/health care card, rates notice all equal to **10 points****K. HOLDING FEE**

The holding fee can only be accepted after the application for tenancy is approved.

The holding fee (not exceeding 1 week's rent) of ..... keeps the premises off the market for the prospective tenant for 7 days (or longer by agreement).

In consideration of the above holding fee paid by the prospective tenant, the landlord's agent acknowledges that:

- (i) The application for tenancy has been approved by the landlord; and
- (ii) The premises will not be let during the above period, pending the making of a residential tenancy agreement; and
- (iii) If the prospective tenant(s) decide not to enter into such an agreement, the landlord may retain the whole fee; and
- (iv) If a residential tenancy agreement is entered into, the holding fee is to be paid towards rent for the residential premises concerned.
- (v) The whole of the fee will be refunded to the prospective tenant if:
  - (a) the entering into of the residential tenancy agreement is conditional on the landlord carrying out repairs or other work and the landlord does not carry out the repairs or other work during the specified period
  - (b) the landlord/landlord's agent have failed to disclose a material fact(s) or made misrepresentation(s) before entering into the residential tenancy agreement.

**Signature of Landlords agent****Date**