



## APPLICATION FOR RESIDENTIAL TENANCY

Thank you for submitting your application with Kindred Property Group. Your application will be treated with the highest priority and we will endeavour to have an answer to you within 48 hours. The only time that applications are delayed is if we are waiting on references to be returned to our office. Please ensure that you have advised your Real Estate Agency, Employer, Next of Kin and Personal Referees that we will be contacting them.

**We are located at**           **320 Oxley Avenue, Margate QLD 4019**  
F 3284 9059 E [info@kindredpropertygroup.com.au](mailto:info@kindredpropertygroup.com.au)

**By submitting this application, you are:**

- Agreeing that you have viewed/inspected this property.
- You accept the property as seen at the viewing/inspection.
- You agree your personal details will be searched through national tenancy databases e.g. TICA.

**Approved applicants** – Within 24 hours:

- General Tenancy Agreement 18a must be signed by all parties
- Rent (three weeks) and bond (four weeks), must be paid
- You will receive the Lease, Entry Condition Report, Key Sheet and other associated documents the day of sign up.

**If your application is not approved:**

- We are sorry, but are not under any legal obligation to advise you as to the reason.

**DOCUMENTATION – Please provide one of each of the following categories**

You are required to supply the identification upon submission of your application. The agent may photocopy any item and retain as part of your application. Please tick the identifying documents you have provided with your application.

- Photo Identification (18+ card, Driver's Licence, Uni or Tafe Card, Passport, VISA)
- Other Identification (Medicare card, pensioner/health care card)
- Proof of current address (Phone bill, Electricity account, Tenancy Agreement, Rates Notice)
- Proof of regular housing payments (Rent Receipts or Ledger, Proof of Mortgage Payments)
- Proof of Income (Pay slips, Centrelink statement bank statement)
- Reference section to be completed in full
- Proof of any other income

Have you applied for any other properties?      Yes/No

*Please note that we are unable to accept copies of Visa or Mastercards*

Kind Regards

The Kindred Property Group Property Management Team



<b>Property Address</b>			
<b>Rent per week</b>	\$	<b>Bond (4 weeks rent)</b>	\$
<b>Move in date</b>		<b>Six or Twelve month lease</b>	

<b><u>Applicant Details</u></b>	<b>First Name</b>	<b>Middle Name</b>	<b>Last Name</b>

<b><u>Contact Details</u></b>	<b>Home Number</b>	<b>Work Number</b>	<b>Mobile</b>
	<b>Email</b>		
	<b>Date of Birth</b>	<b>Drivers License Number</b>	<b>Passport Number</b>
	<b>Number of Vehicles</b>	<b>Registration Number</b>	<b>Known by any other names</b>

<b><u>Other Occupants</u></b> Including Children	<b>Name</b>	<b>Date of Birth</b>	<b>A (Adult)/D (Dependant)</b>
	<b>1</b>		
	<b>2</b>		
	<b>3</b>		
	<b>4</b>		

<b><u>Pet Details</u></b>	<b>Name of Pet</b>	<b>Type of Pet</b>	<b>Registration/Council</b>
	<b>Emergency Contact – not living with you</b>	<b>Phone/Mobile</b>	<b>Email</b>

<b><u>Address History</u></b>	<b>Address 1</b>	<b>Period of Occupancy</b>	<b>Rented/Owned</b>
	<b>Current Real Estate/Landlord</b>	<b>Contact Phone Number - must be supplied</b>	<b>Current Rent</b>
			\$
	<b>Email Address – Must be supplied</b>	<b>Reason for leaving</b>	



<b>Address History</b> (continued)	<b>Address 2</b>	<b>Period of Occupancy</b>	<b>Rented/Owned</b>
	<b>Current Agent/Landlord</b>	<b>Contact Phone Number</b>	<b>Current Rent</b>
			\$
	<b>Email Address – Must be supplied</b>	<b>Reason for leaving</b>	
	<b>Address 3</b>	<b>Period of Occupancy</b>	<b>Rented/Owned</b>
	<b>Current Agent/Landlord</b>	<b>Contact Phone Number</b>	<b>Current Rent</b>
			\$
	<b>Email Address – Must be supplied</b>	<b>Reason for Leaving</b>	

<b>Employment Details</b>	<b>Business Name</b>	<b>Occupation</b>	<b>Net Income per week</b>
			\$
	<b>Full time/Part Time/Casual/Self Employed</b>	<b>Length of Employment</b>	<b>Other Income</b>
			\$
	<b>Address</b>	<b>Manager/Supervisor</b>	<b>Phone</b>
	<b>HR Department – Email – Must be supplied</b>		<b>HR Department Fax</b>
	<b>Accountant (if self employed)</b>	<b>Phone</b>	<b>Centrelink payments</b>
		\$	

<b>Personal References</b> Please do not list relatives Another applicant or partner	<b>Name</b>	<b>Phone</b>	<b>Relationship to you</b>
	<b>Email - Must be supplied</b>		
	<b>Name</b>	<b>Phone</b>	<b>Relationship to you</b>
	<b>Email - Must be supplied</b>		

<b>Next of Kin</b> Not to be someone living at the premises	<b>Name</b>	<b>Phone</b>	<b>Relationship to you</b>
	<b>Address</b>		



## PRIVACY TERMS AND CONDITIONS

I/we, understand that you as the managing agent for the owner of the property and have collected this information for the specific purpose of checking identification, character, creditworthiness and determining if the applicant/s will be suitable tenant/s for the property.

I/we, understand that the agent is bound by the Privacy Act and the Australian Privacy Principles (APPs) and **authority** is hereby given to the agent to check credit references, identity checks, current and past employment details, current and previous rental references from an owner or agent, any record listing or tenant database agency, personal references, current or previous sales representatives involved in a property transaction and any other searches that may verify the information provided by me in accordance with legislation requirements.

I/we, **authorise** the agent to collect, use and disclose personal information to:

- (a) communicate with the owner (relevant to the premises) during the tenant selection process as well as any other matter arising during and at the end of tenancy
- (b) prepare agreements and tenancy documents
- (c) allow tradespeople or equivalent organisations to contact me
- (d) lodge, claim or transfer (to or from) a Bond Authority
- (e) refer to Tribunals and/or Courts & Statutory Authorities (where applicable)
- (f) refer to Collection Agents and Lawyers (where applicable)
- (g) lodge Insurance claims (where applicable)
- (h) communicate with Body Corporate or Strata Groups (relevant to the premises)
- (i) utility connection providers, where the applicant has opted for such a service
- (i) undertake any act, process or communication with any other third party as required by the agent or owner relating to the administration of the premises and use of the Agent's services.

I/we, understand that once a tenancy has been entered into our personal information (such as names, contact details and any other details contained on this application or which can be obtain from a public source) can or will be kept or stored in files or a data entry computer format.

I/we, agree that once a tenancy agreement has been entered into that should there be a failure to comply with the obligations under the agreement; the failure to comply may be disclosed to third party operators of tenant database registers and/or agent in accordance with legislation requirements.

I/we, agree that we have been provided with the Tenant Database Agency details (including the name and contact numbers) that may be accessed by our agency during the application process.

The applicant/s have the right to access personal information held by our agency and may request correction or amendment of any inaccurate, incomplete, out of date or irrelevant information.

I/we, authorise the agent to send information to our contact details to promote, market or sell rental properties, sale properties or information in general that relates to the real estate industry. Tick here  if you do not wish to receive this information.

I/we, agree to receiving electronic communications, either via fax, email, telephone or SMS

A full copy of our Privacy Policy can be accessed at [kindredpropertygroup.com.au](http://kindredpropertygroup.com.au)

<b>Print Name</b>			
<b>Applicant Signature</b>		<b>Date</b>	

**Utility connections - A FREE of charge service to help connect you**

[www.realestate.com.au/connect/agent/DEKLVF](http://www.realestate.com.au/connect/agent/DEKLVF)

**Step 1**

Choose service

- Electricity
- Gas
- Phone
- Internet
- Pay TV

**Step 2**

Choose provider

- Origin  AGL
- Telstra
- Telstra
- Foxtel

**Step 3**

Requested connection date

DD/MM/YYYY

DD/MM/YYYY

DD/MM/YYYY

DD/MM/YYYY

DD/MM/YYYY

POWER ON GUARANTEE

Our POWER ON GUARANTEE ensures that your electricity will be on for move-in day.

If it's not, we will investigate the issue, provide a prompt resolution and reimburse you for any reasonable out of pocket expenses arising out of the connections delay to the value of \$200 per day and capped at a total of \$1,000\*.

\*Subject to our POWER ON GUARANTEE terms and conditions below

**NO FIXED TERMS**

**on electricity & gas plans so you are not locked in.\***

\* Note, you may be charged fees such as a disconnection fee when exiting your contract. You may also be charged fees by your current energy provider when exiting your existing plan.

**How Connection services from realestate.com.au works**



1. Select the utilities and enter requested connection dates



2. Sign your consent on the next page



3. Your Agent will submit your request to us



4. We will lodge your connection requests with the utility companies



5. For phone, internet and Pay TV requests, we will call you to walk through the options



6. We'll SMS and email you confirmation of the order

**General terms and conditions**

This is an OPTIONAL connection service to assist you to obtain energy and/or telecommunications services for your new residence. If you are a prospective tenant, your decision whether or not to use this service will not affect your rental application. One of realestate.com.au's service providers Fast Connect Pty Ltd (telephone: 1300 661 464) (the "Service Provider") is the marketer of energy and telecommunications services provided by various retailers, and will assist realestate.com.au to provide this connection service to you.

If you have ticked one of the boxes above, you consent to realestate.com.au and its Service Provider using your personal information provided by you in this form and your tenant application form (if applicable) in accordance with the Privacy Collection Statement below including using those details to contact you by phone, SMS and email in relation to the selected product(s). You acknowledge that realestate.com.au and its Service Provider may receive commissions or fees from your selected retailer(s), that commissions or fees may be paid between realestate.com.au and its Service Provider, and that your real estate agent may receive commissions or fees from realestate.com.au or its Service Provider, in each case for arranging provision of the requested services.

You may prefer to obtain services under different terms and conditions, or from different retailers, to those set out above. However, the above products are the only ones that are available as part of this connection service. You acknowledge that if you select one of the services above and the relevant retailer agrees to provide that service to you, then you will enter into a contract with that retailer for the provision of that service. Retailers retain discretion in relation to accepting your request for products or services - acceptance may be affected by factors such as a retailer's credit criteria or ability to supply to your selected address.

**Energy (Electricity and Gas)**

If you have selected an energy product above, you are entitled to be provided with certain information before you enter into a contract for the provision of that electricity or gas. That information is set out in, or accompanies, this form. A summary of some key useful information concerning these contracts is set out on the following page.

**POWER ON GUARANTEE terms and conditions**

realestate.com.au offers a "POWER ON GUARANTEE". We guarantee that your electricity will be connected by your requested connection date, provided that:

- (a) you select one of the electricity retailers offered above;
- (b) realestate.com.au is provided with the correct address for the connection of your electricity;
- (c) realestate.com.au receives your electricity connection request by at least 2pm Australian Eastern Standard Time on the Business Day prior to your requested connection date as selected above (the "Connection Date");

- (d) your selected electricity retailer accepts your connection request;
- (e) you turn your mains switch off prior to the Connection Date;
- (f) you provide clear access to your property on the Connection Date;
- (g) you complete any other reasonable requirements requested by realestate.com.au or its Service Provider; and
- (h) there is no fault at the property which prevents electricity from being connected on the Connection Date.

If the POWER ON GUARANTEE applies (in accordance with the above paragraph), and your electricity is not connected by midnight on the Connection Date, realestate.com.au's Service Provider will:

- (a) promptly investigate the issue and use its best endeavours to solve the connection problem as soon as possible; and
- (b) reimburse you for any Out Of Pocket Expenses incurred by you as a result of the late connection.

"Out of Pocket Expenses" means reasonable out of pocket expenses incurred by you as a direct result of your electricity not being connected on the Connection Date at your nominated address, until your electricity is connected, up to a maximum of \$200 per day and capped at a total of \$1000 in aggregate, but does not include any expenses incurred as a result of:

- (a) loss of income (time off work);
- (b) loss of business revenue;
- (c) petrol costs, however incurred; or
- (d) loss of or injury to animals.

In order to claim under the POWER ON GUARANTEE, you must contact realestate.com.au's Service Provider within two (2) weeks of the Connection Date on 1300 661 464 and provide details of your case and written evidence of any expenses you want to claim. The expense of claiming under the POWER ON GUARANTEE (if any) shall be borne by you.

The benefits under the POWER ON GUARANTEE are in addition to any other rights and remedies available under any applicable law which is non-excludable. However, all other warranties (whether express or implied) are expressly excluded.

Our goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the goods repaired or replaced if the goods fail to be of acceptable quality and the failure does not amount to a major failure.

realestate.com.au does not guarantee the connection, or disconnection of any other services requested by you, or that any will be by your requested date. You agree that to the maximum extent permitted by law, other than as set out above, realestate.com.au and its Service Provider will have no liability to you for the provision of the service.

<b>Retailer contact details</b>	<p><b>Origin Energy Ltd.</b>                  Level 7, 321 Exhibition St Melbourne VIC 3000                  Ph: 132 463 Fax: 1800 132 463                  Email: enquiry@originenergy.com.au                  This market retail contract is: <b>Origin Supply</b>                  Electricity and/or Dual Fuel Plan.</p> <p>If Origin is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with Origin instead of a market retail contract.</p>	<p><b>AGL Energy Limited</b>                  Level 22, 120 Spencer Street Melbourne VIC 3000                  Phone: 131 245 Fax: (03) 8633 6002                  Email: enquiries@agl.com.au                  This market retail contract is: <b>AGL Freedom</b>                  Electricity and/or Dual Fuel Plan.</p> <p>If AGL is the existing retailer at your new address, you may be entitled to enter into a standard retail contract with AGL instead of a market retail contract.</p>
<b>Tariffs and charges</b>	We will email you a link with the prices and charges for your selected product upon receipt of your request for that product and also provide you with an opportunity to opt-out at this time.	
<b>Contract term</b>	The contract commences when you satisfy any pre-conditions that may be specified in it. The contract may be terminated by you giving notice of termination or by agreement between you and the retailer. The contract will also end if energy is bought for the premises under a different contract or, in some cases, if the premises are disconnected. In addition, the retailer might be entitled to terminate the contract where you are in breach of it or if you vacate the relevant premises.	
<b>Billing and payment arrangements</b>	Bills will be issued at least once every 3 months. You may generally pay your bills in person, by telephone, by mail, by direct debit or by electronic funds transfer. In certain circumstances, you may also be able to pay your bills by using Centrepay.	
<b>Concessions or rebates</b>	If you hold a current government concession card you may be entitled to receive a rebate on your bill. Further information about the concessions and rebates that may be available to you can be obtained from the retailer.	
<b>Service levels</b>	The service will comply with all laws and regulatory requirements applicable in the state or territory in which the supply address is located.	
<b>Cooling off period</b>	If a cooling off period applies to your contract (which will typically be the case only where it is a market retail contract), then you may cancel the contract within 10 business days of receiving the retailer's welcome pack by informing the retailer by telephone or in writing of your intention to cancel the contract.	
<b>Electronic transactions</b>	If any requirement in connection with the service is to be met electronically, it will be met in accordance with the contract. You will be recognised as having received the information and be bound by the transaction in accordance with applicable laws, regulatory requirements and the contract.	
<b>Complaints</b>	You may complain to the retailer about the Service Provider. Contact the retailer if you wish to do this. If your complaint is not satisfactorily resolved by the retailer, then you may complain to the energy ombudsman.	

**eBilling and Welcome Pack**

Unless you request otherwise, your electricity and/or gas bills will be sent to the email address provided by you in this form.

**No, please post these items to me in hard copy to my new address**  
(please tick)

**Explicit Informed Consent**

By signing below, I/we understand and agree:

- that I/we have read and accept the prices and charges applicable to the selected energy product;
- that, subject to the terms of the selected contract and any applicable legislation, the selected retailer may vary the energy rates which are used to calculate the applicable usage charges from time to time, and can vary the tariff structure, charges, billing frequency, and the terms of the contract at any time by writing to me/us;
- to become a customer of the selected retailer in accordance with the terms and conditions of the selected contract, including by transferring to that retailer, if the retailer agrees to provide me/us with my/our chosen product on those terms and conditions.

Tenant/Purchaser Signed	Co-Tenant/Co-Purchaser (if any) Signed	Date
X	X	DD/MM/YYYY

Please note, if you select ANY of the products displayed above, you must acknowledge your consent to the above information, our Privacy Collection Statement and you being contacted by our Service Provider in relation to the selected products, by providing your signature(s).

**Privacy Collection Statement**

realestate.com.au collects and uses the information in this form and your tenant application form (if applicable) to provide the connection service and will disclose this information to its Service Provider and to your chosen energy and telecommunication retailer(s). realestate.com.au may also use the information to promote its other services, and services of trusted third parties. realestate.com.au's Privacy Policy at [www.realestate.com.au/privacy](http://www.realestate.com.au/privacy) further explains how realestate.com.au collects, uses and discloses personal information and how to access, correct or complain about the handling of personal information. You agree that the personal information you provide to us (or authorise to be provided to us) is your information, or information which you have been authorised to provide us. Where you are authorised to provide another individual's information to us, you must inform that individual that their personal information will be used and disclosed by us in accordance with our Privacy Policy [www.realestate.com.au/privacy](http://www.realestate.com.au/privacy) and these terms and conditions.