



**SARENTAL**

**Niatron Property Services Pty Ltd T/A**

**SA Rental Group**

**ABN 65 130 474 841**

**PO Box 20**

**Collinswood 5081**

**P: 0472 527 165**

**E: [pm2@sarental.com.au](mailto:pm2@sarental.com.au)**

**W: [www.sarental.com.au](http://www.sarental.com.au)**

# Rental Application Form

Every section must be completed, if NOT your application may be delayed

## 1. APPLICATION TERMS

The applicant applies to the agent to let the property in accordance with the terms of this Application and in consideration of the Landlord accepting the application agrees to the following acknowledgements and undertakings.

## 2. APPLICANT'S ACKNOWLEDGEMENTS

2.1 The Applicant has the legal capacity to enter into the formal residential tenancy agreement ("Residential Tenancy Agreement") which was made available to the Applicant by the Agent for inspection.

2.2 Application is binding on acceptance immediately upon the Agent advising the Applicant by telephone or otherwise that the Landlord accepts this Application, the Applicant agrees that a binding Tenancy Agreement is created in accordance with the terms of:

2.2.1 This application; and

2.2.2 The Residential Tenancy Agreement

2.3 The Applicant must provide the Security Bond plus an amount equal to two (2) weeks rent by bank transfer or bank cheque before taking possession of the Property. Cash payments can be made at the Agency's nominated bank directly into the Agency's bank account.

2.3.1 Two (2) weeks rent paid as part of security bond is non-refundable once paid.

2.4 The Applicant must sign the Residential Tenancy Agreement as soon as reasonably possible after this Application is accepted by the Landlord.

2.5 The Applicant is not entitled to take possession of the Property until the Residential Tenancy Agreement is signed by the Applicant and returned to the Agent.

2.6 The Applicant agrees to pay the Rent during the Term in accordance with this Application and the Residential Tenancy Agreement.

2.7 The Applicant authorises the Agent:

2.7.1 To make all necessary enquiries to verify the information provided by the Applicant in this Application, including information relating to the Applicant's employment, rental history, business and personal references.

2.7.2 To provide information relating to the Applicant's tenancy of the Property to any Registered Agent who is authorised by the applicant to inquire about the matter.

2.8 The Applicant/s warrant that the information contained in the Reference Schedule is true.

2.9 Subject to clauses 2.4 and 2.6, if there is any inconsistency between the Terms of the Application and the Residential Tenancy Agreement then the terms in the Residential Tenancy Agreement prevail.

## 3. APPLICATION INCLUDES ATTACHMENTS

This Application includes all schedules and attachments to it.

## 4. INTERPRETING THIS INFORMATION

Unless the context suggests otherwise, this Application must be interpreted in the following way.

4.1 All headings are for convenience only.

4.2 A reference to the Application includes each person named as the Applicant jointly and severally.

## 5. WATER COSTS

The following water costs will apply unless specifically agreed otherwise.

5.1 Quarterly water supply charges plus all water usage at a rate and manner determined or prescribed from time to time by SA Water. All water costs will be calculated and adjusted on a daily basis for the duration of the tenancy.

## 6. PRIVACY ACT 1988

6.1 The personal information the Applicant provides in this Application or collected from other sources is necessary for the Agent to:

6.1.1 Verify the Applicant's identity;

6.1.2 Process and evaluate the application; and

6.1.3 Manage the tenancy.

6.2 Personal information collected about the Applicant in this Application and during the course of the tenancy if the Applicant is successful may be disclosed for the purpose for which it was collected to other parties, including to the Landlord, referees, other Agents, and third party operators of tenancy reference databases.

6.3 Information already held on tenancy reference databases may also be disclosed to the Agent and/or Landlord.

6.4 If the Applicant enters into a Residential Tenancy Agreement, and the Applicant fails to comply with their obligations under that agreement, information gathered and/or other relevant personal information collected about the Applicant during the course of the tenancy may be disclosed to the Landlord, third party operators of tenancy reference databases and/or other Agents.

6.5 If the Applicant wish to access the personal information the Agent holds, they can do so by contacting the Agent at the above Agent's postal address, email and/or phone number.

6.6 The Applicant can correct their personal information if it is inaccurate, incomplete or outdated by notifying the Agent in writing.

6.7 If the Applicant cannot provide information, the Agent may not be able to process the Application and manage the Tenancy.



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### Proof of Identification Required & Other Documents

#### IMPORTANT:

- a) To consider your Application for Residential Tenancy, we require you to FILL IN COMPLETELY AND SIGN THE APPLICATION FORM with all relevant information and reference details, and all person/s wishing to reside clearly indicated.
- b) WE CANNOT PROCESS THIS FORM UNLESS ALL PARTS HAVE BEEN FULLY COMPLETED.
- c) Provide identification to pass our ID CHECK.
- d) We require EACH APPLICANT to provide the following DOCUMENTS FROM ALL THREE (3) CATEGORIES. Each applicant/s can include more documents at their own discretion to strengthen their application. Each applicant understands that this is optional.

Category	Required PER APPLICANT	
ID Check	Current agent rent history ledger/record	2 documents must be provided. 1 document must be a photo ID.
	Passport (only if non-Australian resident)	
	Passport (Australian resident)	
	Citizenship certificate	
	Current driver's licence – with photo	
	Proof of age card – with photo	
	Birth certificate	
Income Check / Ability to Pay Rent	Last 2 most current payslips to verify affordability	2 documents must be provided.
	Bank statements (with information not relevant to your income check redacted)	
	Document confirming employment	
Suitability to Enter Into an Agreement	Current utility bill showing current address	2 documents must be provided.
	Bank statements showing current address (all other irrelevant information redacted)	
	Vehicle registration showing current address	

#### PROCESSING AND APPLICATION ACCEPTANCE / NON-ACCEPTANCE

##### PLEASE READ CAREFULLY

- Your application will be processed with the information provided and submitted to the Landlord for their acceptance or non-acceptance for tenancy. This is always a landlord decision.
- If your application is not approved for tenancy, SA Rental is unable to give any reason for non-acceptance.
- Should your application be accepted, you will be asked to pay the bond and first two (2) weeks rent, sign the lease as soon as possible, and to make payment.
- Please inform SA Rental if your bond will be by Housing SA Bond Guarantee so we can provide an e-POD reference number to ensure you receive your bond in a timely manner prior to collecting your tenant keys.
- Water charges may also apply.
- It is the tenant's responsibility to arrange connection of electricity, telephone and gas supply to the property, once the application has been approved.

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Property you are applying for: \_\_\_\_\_

Rent amount per week: \_\_\_\_\_ Bond amount: \_\_\_\_\_ Bond paid by: Own Funds ☐ Other ☐Date of Occupancy: \_\_\_\_\_ Tenancy term: 6 months ☐ or 12 months ☐ Please specify for lodgement of bond to CBS: \_\_\_\_\_

Applicant 1	Applicant 2	Applicant 3
Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/>	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/>
Full Name	Full Name	Full Name
Drivers Licence Number	Drivers Licence Number	Drivers Licence Number
Passport Number	Passport Number	Passport Number
Contact Number/s	Contact Number/s	Contact Number/s
Work Contact Number/s	Work Contact Number/s	Work Contact Number/s
Email	Email	Email
Current Address	Current Address	Current Address
Rent <input type="checkbox"/> Own <input type="checkbox"/> Board <input type="checkbox"/> Living with Parents <input type="checkbox"/>	Rent <input type="checkbox"/> Own <input type="checkbox"/> Board <input type="checkbox"/> Living with Parents <input type="checkbox"/>	Rent <input type="checkbox"/> Own <input type="checkbox"/> Board <input type="checkbox"/> Living with Parents <input type="checkbox"/>
Agent / Landlord Name	Agent / Landlord Name	Agent / Landlord Name
Agent / Landlord Contact Number	Agent / Landlord Contact Number	Agent / Landlord Contact Number
Rent / Mortgage per week \$	Rent / Mortgage per week \$	Rent / Mortgage per week \$
Additional comment by Applicant to support current living arrangements:	Additional comment by Applicant to support current living arrangements:	Additional comment by Applicant to support current living arrangements:
How long at this address?	How long at this address?	How long at this address?
Bond refunded in full? YES <input type="checkbox"/> NO <input type="checkbox"/> Additional comment by Applicant	Bond refunded in full? YES <input type="checkbox"/> NO <input type="checkbox"/> Additional comment by Applicant	Bond refunded in full? YES <input type="checkbox"/> NO <input type="checkbox"/> Additional comment by Applicant

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Applicant 1	Applicant 2	Applicant 3
Current Employer	Current Employer	Current Employer
Job Title	Job Title	Job Title
Work Address	Work Address	Work Address
Contact Name	Contact Name	Contact Name
Contact Number	Contact Number	Contact Number
Additional comment by Applicant to support affordability to rent property:	Additional comment by Applicant to support affordability to rent property:	Additional comment by Applicant to support affordability to rent property:
Net income per week \$	Net income per week \$	Net income per week \$
Previous Employer	Previous Employer	Previous Employer
Contact Number	Contact Number	Contact Number
If unemployed, source of income	If unemployed, source of income	If unemployed, source of income
Net income per week \$	Net income per week \$	Net income per week \$
If student, School / University	If student, School / University	If student, School / University
Course	Course	Course
Student ID	Student ID	Student ID
Full Time <input type="checkbox"/> Part Time <input type="checkbox"/>	Full Time <input type="checkbox"/> Part Time <input type="checkbox"/>	Full Time <input type="checkbox"/> Part Time <input type="checkbox"/>
Source of income (scholarship / parents / Austudy, etc)	Source of income (scholarship / parents / Austudy, etc)	Source of income (scholarship / parents / Austudy, etc)
Net income per week \$	Net income per week \$	Net income per week \$
International Visa No	International Visa No	International Visa No
International Visa Expiry Date	International Visa Expiry Date	International Visa Expiry Date
Other Notes	Other Notes	Other Notes
ID / Attachments	ID / Attachments	ID / Attachments



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Applicant 1		Applicant 2		Applicant 3	
Emergency Contact Name <i>(That will not be living in the rental property)</i>		Emergency Contact Name <i>(That will not be living in the rental property)</i>		Emergency Contact Name <i>(That will not be living in the rental property)</i>	
Emergency Contact Address		Emergency Contact Address		Emergency Contact Address	
Emergency Contact Number		Emergency Contact Number		Emergency Contact Number	
Relationship		Relationship		Relationship	
Personal Reference Name <i>(That is not a relative)</i>		Personal Reference Name <i>(That is not a relative)</i>		Personal Reference Name <i>(That is not a relative)</i>	
Personal Reference Contact Number		Personal Reference Contact Number		Personal Reference Contact Number	
Relationship		Relationship		Relationship	
Other occupants not over 18 years old, that will reside in this property (Name & Age)					
Pets to be kept OUTSIDE ONLY (any variations are subject to approval)					
Are your pets registered with the council?					
PET NAME/S		AGE	TYPE/BREED		COLOUR/S
Please tick the following box to confirm you have read and understood the statements					
Translating and Interpreting Service contact information is supplied in this Application <input type="checkbox"/>					
Smoking is not permitted inside the property <input type="checkbox"/>					
I have applied for more than one (1) property YES <input type="checkbox"/> NO <input type="checkbox"/>					
I am considering buying a property in the next 12 months YES <input type="checkbox"/> NO <input type="checkbox"/>					
Feedback from applicant/s if you have not been accepted into any property to assist with your application:					



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I / We (all applicant/s name) \_\_\_\_\_

Hereby authorise SA Rental to access all employment / rental history deemed relevant to evaluate my tenancy application. This may include details regarding length of employment, positions held, salary or wage, and any rental history.

### Application Declaration

I / We, the applicant/s confirm the information contained in this application is true and correct.

I / We confirm that i/we are at least 18 years old and have the legal capacity to enter into a lease

I / We, the applicant/s confirm that only those person/s listed on this application will reside in the property.

I / We, the applicant/s apply for approval to rent the premises referred to in this form and acknowledge that my / our application will be referred to the Landlord/s of the Property for their acceptance and if the application is approved, a Residential Tenancy Agreement will be prepared for the premises.

I / We have inspected the above premises and wish to apply for the tenancy of the premises for the period and weekly amount specified in the Application.

I / We consent to the information on this application being verified and a reference check on TICA and Tenant Reference Australia (TRA) being undertaken.

I / We confirm that the Translation Services are available online at [www.cbs.sa.gov.au/contact-cbs](http://www.cbs.sa.gov.au/contact-cbs). Alternatively, I / we confirm that:

1. A Telephone Interpreter Service (TIS) is available by calling on 131 450.
2. A Interpreting and Translating Centre (ITC) is available by calling on 1800 280 203.

I / We found the premises to be in a reasonably clean condition at the time of inspection. YES ☐ NO ☐

If NO, please itemise the areas to be attended to prior to commencement of the tenancy:

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I / We acknowledge that these items are subject to the Landlord's approval.

	Signature	Date
Applicant 1		
Applicant 2		
Applicant 3		