



APPLICATION FOR RENTAL PROPERTY

PLEASE TAKE THE TIME TO READ THIS THOROUGHLY

To assist us in promptly processing your Application, please read through this to ensure the application is filled out correctly, failure to do so will only cause delay in the processing of your application. Approval time is generally within 1-2 Business days.

- Please answer all questions, giving all relevant names, addresses and telephone numbers.
- Note that personal referees cannot be related to you.
- Please also ensure that next of kin & emergency contacts are not the same people where possible & at least 2 of these contacts must not be living at the property with you.
- If you have any written rental or personal references, please attach them to the application.
- We require all applicants to bring in a Driver's License, Passport or Proof of Age photo ID, as well as a secondary form of ID i.e. Medicare card, bank card, utility bill etc. We will take a copy of this at our office; please do not provide a copy as we need to site the originals.
- All applicants must sign Page 6 and the relevant Annexure of special conditions that will form part of the Tenancy Agreement.

When submitting your application, we require a deposit of one weeks rent **PAYABLE BY EFTPOS (free) or CREDIT CARD (charge incurred by you)**. If you are unsuccessful this deposit is refunded to you **BY DIRECT DEPOSIT.**

If you have any queries relating to your application please contact:

Welsh Real Estate

Located at 2/226 Fulham Street, Cloverdale.

Ph: 9270 7200 or Karlene Johnson direct on 0422 573 530.

EXPLANATION FOR APPLICANTS

Only complete this OFFER and pay the Option Fee if you are sure that you want to enter into a Lease with the Owner for the Premises, or hold the Premises for a period.

The Owner 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 Owner of the Premises to determine in their opinion, who is the most suitable person, the Agent requires some background information about you.

The form “OFFER OF OPTION TO LEASE RESIDENTIAL PROPERTY” is not the Lease.

The purpose of this form is:

First, to inform the Owner of Your details, and your requirements for the Lease; for example, if You wish to have pets at the Premises.

Second, 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 can 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).

Third, to make You aware of the terms of the Lease (including special conditions) associated with the Lease if the Offer is accepted and the Option is accepted.

Fourth, if Your Offer is accepted, to create an Option to Lease the Premises. If the Owner accepts Your offer, then the Owner gives You the Option to Lease the Premises. You will have two (2) Business Days from the time when the Owner's Agent informs You that Your offer has been accepted in which to make a final decision if You want to enter into the Lease. This is a holding period. If you enter into the Lease, then the Option Fee will be credited to the rent payable. If You decline the opportunity to enter into the Lease during the two (2) Business Days, then the Owner will keep the Option Fee.

Summary

Your Action:	<ol style="list-style-type: none"> 1. Complete this Offer. 2. Submit this Offer with the Option Fee to the Agent.
Owner's Action:	<ol style="list-style-type: none"> 3. Accept or reject the Offer If the Offer is rejected then the Option Fee is returned to You.
Your Action:	<ol style="list-style-type: none"> 4. If the Offer is accepted, then you have two (2) Business Days to consider entering into the Lease. 5. If You withdraw after acceptance of Your Offer by the Owner, then You will forfeit (lose) the Option Fee.

PART A (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

1. Premises

2. You require the tenancy for a period of months from to

3. At a rent of \$ per week / fortnight / month

4. Total number of persons to occupy the Premises
Adults Children
Ages

5. Pets – Type of Pet Breed Number Age
Type of Pet Breed Number Age

6. Do You intend applying for a residential tenancy bond from a State Government Department? Yes No
If Yes, \$ Branch:

7. Tenant's Special Conditions required by You:

NOTE: The Owner may not accept any of the Tenant's Special Conditions.

8. Your Bank Account Details -
Bank: BSB: Account No.:
(to return Option Fee)

9. (a) You declare that You are not bankrupt and that all of the information supplied in this Offer is true and correct and is not misleading in any way.
(b) You acknowledge that, having inspected the Premises and if Your Offer is accepted and the Option is exercised, You will accept possession of the Premises in the condition it was in as at the date of inspection.
(c) You make this Offer jointly and severally. Service of any notices to any one of You will be deemed to be service on all of You.

YOUR (First Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Nationality

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current owner or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous owner or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

YOUR (Second Person's) PARTICULARS

Your Name (SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Nationality

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a) NAME TELEPHONE

b) NAME TELEPHONE

(i) Name of current owner or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous owner or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin NAME ADDRESS TELEPHONE

Second Next of Kin NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact NAME ADDRESS TELEPHONE

Second Contact NAME ADDRESS TELEPHONE

YOUR (Third Person's) PARTICULARS

Your Name
(SURNAME) (FIRST NAME) (MIDDLE NAME)

Present Address

Phone No Work Phone No Home

Mobile Email

Date of Birth Nationality

DOCUMENTS TO CONFIRM YOUR IDENTITY

Driver's Licence No State Passport No

Other ID

Proof of Identification (licence number/bankcard etc)

Vehicle Type & Registration No

Anything else to support Your Application

Smoker Yes No

Personal References

a)
NAME TELEPHONE

b)
NAME TELEPHONE

(i) Name of current owner or managing agent to whom rent is paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(ii) Previous address of Applicant

Name of previous owner or managing agent to whom rent was paid

Address Phone No

Rental Paid \$ Period Rented From To

Reason for leaving

(iii) Occupation: (Note: Your Employer may be contacted to verify employment)

Employer Period of Employment

Phone No Wage \$

If less than 12 months, name and address of previous employer

Explanation if no employment:

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin
NAME ADDRESS TELEPHONE

Second Next of Kin
NAME ADDRESS TELEPHONE

Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]

First Contact
NAME ADDRESS TELEPHONE

Second Contact
NAME ADDRESS TELEPHONE

PRIVACY

10. You agree that for the purpose of this Offer, the Owner or Agent may make enquiries of the persons given as referees, next of kin or emergency contacts by You, and also make enquiries of such other persons or agencies as the Owner may see fit.

The personal information You give in this Offer or collected from other sources is necessary for the Owner or Agent to verify Your identity, to process and evaluate the Offer, to manage the tenancy and to conduct the Agent's business. Personal information collected about You in this Offer and during the course of the tenancy if the Offer or Option is successful may be disclosed for the purpose for which it was collected to other parties including to the Owner, referees, other agents, third party operators of tenancy reference databases, and prospective buyers of the Premises. Information already held on tenancy reference databases may also be disclosed to the Agent or Owner. If You enter into the Lease or You fail to comply with your obligations under this Offer, the Option or the Lease that fact and other relevant personal information collected about You during the course of this Offer, Option or the Lease may also be disclosed to the Owner, third party operators of tenancy reference databases or other real estate agents.

If You would like to access the personal information the Owners or Agent holds, you can do so by contacting the Agent.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Offer, Option or the Lease is not provided, the Agent may not be able to process the Offer properly or manage the tenancy properly.

Initial

YOU MUST UNDERSTAND THAT IF YOU DO NOT PROCEED WITH THE LEASE AFTER ACCEPTANCE OF THIS OFFER BY THE OWNER THEN THIS WILL RESULT IN FORFEITURE (LOSS) OF THE OPTION FEE TO THE OWNER.

Initial

Your Signature (First Person) Date / /

Your Signature (Second Person) Date / /

Your Signature (Third Person) Date / /

PART B (To be completed by the Agent)

OFFER OF OPTION TO LEASE TERMS AND CONDITIONS

1. OFFER OF OPTION TO OWNER

By Signing this document You offer to the Owner an Option to lease the Premises. The Option to Lease is created by the Owner's notification to You whether in writing or verbally that the Offer is accepted by the Owner.

The Option Fee payable with this Offer, will be the amount of \$. The period of the Option will commence from and include the date of the acceptance of Your Offer by the Owner and continues until 4pm two (2) Business Days after the date of acceptance of Your Offer.

IF OFFER ACCEPTED

2. (a) If Your Offer is accepted by the Owner, You can exercise the Option by either:
- (i) executing the Lease; or
 - (ii) taking possession of the Premises with the Owner's consent;
 - or (iii) giving a notice in writing to the Owner exercising the Option;
- whichever occurs first.
- (b) You will not be entitled to occupation of the Premises until:
- (i) vacant possession is provided by the current occupant of the Premises;
 - (ii) the Lease is signed by You; and
 - (iii) the payment of all monies due to be paid by You has been paid prior to occupation of the Premises,
- whichever is the later.
- (c) The following amounts are payable prior to You signing the Lease or prior to taking possession of the Premises whichever is the earlier:

AMOUNTS PAYABLE (if Option to Lease exercised)

1. Security bond of	\$	<input type="text"/>
2. Pet bond (if applicable)	\$	<input type="text"/>
3. Rent paid to <input type="text"/> / <input type="text"/> / <input type="text"/>	\$	<input type="text"/>
4. Total due	\$	<input type="text"/>
5. Less the Option Fee (paid on making the Offer) -	\$	<input type="text"/>
6. BALANCE OWING (cash or financial institution cheque only)	\$	<input type="text"/>

if Option to Lease is exercised by You.

IF OFFER ACCEPTED, LOSS OF OPTION FEE IF YOU DON'T PROCEED

3. Acceptance of this Offer is subject to the approval of the Owner in the Owners absolute discretion.

IF YOU DO NOT PROCEED WITH THE LEASE AFTER ACCEPTANCE OF THE OFFER BY THE OWNER THEN THIS WILL RESULT IN FORFEITURE (LOSS) OF THE OPTION FEE TO THE OWNER. If you do not exercise the Option, then the Option Fee is the property of the Owner pursuant to section 27 (2) (a) of the Residential Tenancies Act 1987.

IF OFFER ACCEPTED AND YOU DO PROCEED

4. (a) Upon the exercise of the Option to Lease, You must execute the Lease. The Lease will be the "REIWA Standard Residential Property Lease" (a copy of which can be viewed on reiwa.com.au) but will also include the Owner's Special Conditions set out here or included in or attached to this document.

OWNER'S SPECIAL CONDITIONS OF LEASE:

The following Owner's Special Conditions will apply to the Lease if the Offer is accepted, and the Option exercised:

- (b) The Option Fee paid by You is credited to the rent payable pursuant to the Lease.
- (c) You agree to pay the rent one rent period in advance except for the first two weeks rent which is payable prior to the commencement of the Lease.
- (d) You acknowledge that You are responsible for the insurance of Your own contents. You should arrange Your own insurance to cover Your own contents and determine if the insurer covers damage to Premises caused by a waterbed or the escape of water from a waterbed.
- (e) You acknowledge and agree that the Owner will carry out all inspections of the Premises in normal business hours.

DEFINITIONS

5. (a) **"Business Day"** means any day except a Sunday or public holiday in Western Australia.
- "Owner"** means the owner of the Premises.
- "Agent"** means the real estate agent appointed by the Owner to lease and manage the Premises.
- "You"** or **"Your"** means the person or persons making the Offer to enter into an Option to Lease the Premises.
- "Offer"** means this Offer to enter into an Option to Lease the Premises.
- "Option to Lease"** means the option to lease the Premises created if the Owner accepts your Offer to enter into an Option.
- (b) All acts and things which the Owner is required or empowered to do may be done by the Owner or their Agent. Notices to the Owner must be served on the Agent unless otherwise directed by the Owner.

ANNEXURE "A"

* Unfurnished Premises *

1. **Condition of the Property** - The tenant acknowledges that they or a person acting on their behalf has viewed the property prior to making an application for tenancy and hereby accepts the premises as found on inspection.
2. **Access** – If a tenant intends to vacate the property at the expiration of their lease, the tenant agrees to give the agent access to the property to show prospective tenants.
3. **Smoking** - The tenant/s are aware that **No Smoking** is permitted inside premises
4. **Inspections** –
 - a. Tenant gives owner/agent permission to take photos at inspections.
 - b. If the owner/agent finds the property to be of an overall poor condition at your inspection a re-inspection will be done. You will be charged for 2nd routine inspection fee calculated on what your owner is charged.
5. **Watering** – The tenant agrees that should the property have a bore and/or reticulation water system which for any reason fails to operate; the tenant will continue to water the lawns and gardens by hand until the problem is rectified.
6. **Keys** – Please be aware that in the event of you losing your keys or leaving the keys inside the premises that there is no availability for you to obtain another set of keys for the property you are renting from our office outside of business hours. Please ensure that you have your own arrangements in place in case this need arises otherwise a locksmith at your cost will need to be arranged.
7. **Smoke Detector** -Tenant to ensure that batteries (9 volt battery available from most supermarkets) are changed on a regular basis (at tenants expense) and to advise Property Manager if smoke detector is not in working order. We highly recommend that these devices are tested on a regular basis.
8. **Floorboards** – The tenants agree that all furniture placed on hard floors are to have softening pads, or felt placed on the bottom to protect the floors from scratching and damage
9. **Pool & Spa** – Permission must be sought from the owner/agent for **ANY** erection of a small pool or spa at the property.
10. **Accounts** – The tenant is aware that all accounts issued by the owner/agent are to be paid within 14 days of receiving.
11. **Vacating Notice – Fixed Term Agreement** – At the end of the Fixed Term Tenancy Agreement, we request that where possible the tenant's notify our office 21 days prior in writing, this will enable us to expedite the return for your Security Bond by allowing us sufficient time to arrange final vacating accounts.
12. **Vacating Notice – Periodical Agreement** – If with the owners approval, you remain in the property beyond the fixed term expiry date without signing a new Fixed Term

Tenancy Agreement, your tenancy will then revert to a Periodic Tenancy in which case you must provide 21 days written notice to our office of your intention to vacate the premises.

13. **Vacating - Break Lease** – Should the tenant/s wish to vacate the premises before the expiration of their lease, the tenant/s acknowledges that they will be responsible for the following costs (but not limited to):
 - a. Advertising of property
 - b. Rent up until expiry date of lease or until property is re-let (whichever occurs first)
 - c. Tenancy database checks
 - d. Final bond inspection fees
 - e. Reimbursement to the owner for the unused portion of the letting fee (Agent to advise amount).
 - f. Tenant/s is liable for upkeep of lawns, gardens, pool etc. up until expiry date of lease or until property is re-let.
14. **Carpets** - (where applicable) are to be kept clean at all times. It is recommended they are professionally cleaned on a 12 to 18 month cycle. All carpets are to be professionally cleaned by the tenant/s at the tenant/s expense upon vacating, by a contractor to be approved by the Agent. Tenant/s are to supply to the Agent a receipt as evidence that the carpets have been cleaned (please give to agent when you return keys).
15. **Bond Inspection** –
 - a. All inventory items will be left in the same position as per the Property Condition Report. Failure to do so will result in a fee being charged to move these items back to their original location.
 - b. Property to be returned to Agent in the condition that the tenant/s wish the Agent to conduct their final inspection, should the property be handed back to the Agent in an unsatisfactory condition, the Agent has the right to engage a professional cleaner at the tenant/s expense.

Signed By Tenant: _____ Date: ____/____/____

Signed By Tenant: _____ Date: ____/____/____

Signed By Tenant: _____ Date: ____/____/____

Signed By Agent: _____ Date: ____/____/____