

INSPECTION TERMS

- **PROPERTIES MUST BE INSPECTED INTERNALLY BEFORE APPLYING**
- **PLEASE ANSWER ALL QUESTIONS FULLY, ALL APPLICANTS MUST SIGN THE APPLICATION FORM AND PROVIDE;
COPY OF DRIVERS LICENSE and/or PASSPORT, COPY OF 2 RECENT PAYSLEIPS (or other evidence of income) & PREVIOUS RENTAL REFERENCES**
- **SUCCESSFUL APPLICANTS ARE REQUIRED TO SIGN THE LEASE AGREEMENT WITHIN 24HRS OF APPROVAL AND PAY 2 WEEKS RENT AND 4 WEEKS BOND**
- **KEYS CANNOT BE OBTAINED UNTIL THE COMMENCEMENT DATE OF THE LEASE AGREEMENT**
- **THE FINAL DECISION IS MADE BY THE OWNER OF THE PROPERTY, NO REASON FOR THEIR DECISION WILL BE GIVEN**
- **IF ANY OF THE INFORMATION REQUIRED IS INCOMPLETE, YOUR APPLICATION WILL NOT BE PROCESSED.**

Rumbles have been serving Canberran's for over 30 years. We strive to make your tenancy as straightforward and comfortable as possible. Sound advice, clear communication and careful management are all part of our strong reputation.



For your convenience we offer  facilities for rental payments.

Our properties are available online, 7 days a week 24 hours a day, at;

- www.rumbles.net.au
- www.allhomes.com.au
- www.rent.com.au



Rumbles Realty – Real People, Real Solutions

TELEPHONE: (02) 6122 6300
FAX: (02) 6247 4283
EMAIL: leasing@rumbles.net.au
WEB: www.rumbles.net.au



Rental Application

Rental Property & Price: _____

Date you wish to occupy & Length of Lease: _____

APPLICANT ONE

Name: _____

Current Address: _____

Contact Numbers: (H) _____ (W) _____ (Mobile) _____

Email: _____

Current Rental Details: Current Rent: _____ Agent/Landlord: _____ Contact No: _____
 How long have you lived there: _____ Why are you Leaving: _____

Previous Rental (less then 3 years) Address: _____
 Rent Weekly: _____ Agent/Landlord: _____ Contact No: _____
 How long did you live there: _____

Employment (Please provide pay slip) Current employment: _____
 Your Position: _____ length of employment: _____
 Contact Name: _____ Ph: _____
 Salary per annum: _____

Personal Details Date of Birth: _____ Drivers Licence No: _____ PassPort No: _____
 Please Provide Copies

APPLICANT TWO

Name: _____

Current Address: _____

Contact Numbers: (H) _____ (W) _____ (Mobile) _____

Email: _____

Current Rental Details: Current Rent: _____ Agent/Landlord: _____ Contact No: _____
 How long have you lived there: _____ Why are you Leaving: _____

Previous Rental (less then 3 years) Address: _____
 Rent Weekly: _____ Agent/Landlord: _____ Contact No: _____
 How long did you live there: _____

Employment (Please provide pay slip) Current employment: _____
 Your Position: _____ length of employment: _____
 Contact Name: _____ Ph: _____
 Salary per annum: _____

Personal Details Date of Birth: _____ Drivers Licence No: _____ PassPort No: _____
 (Please Provide Copies)

OTHER DETAILS

Emergency Contact

Name: _____ Relationship: _____
Address: _____ Contact No: _____

Occupancy Details

Total No of Occupants: _____ Number of Children: _____
Pets: _____ If yes can you provide a Pet Reference Yes/No: _____

Personal References (not Relative)

Name	Number	Other contact
_____	_____	_____
_____	_____	_____
_____	_____	_____

I confirm the following:

1. I/We understand and declare that the information supplied is true and correct and that this information has been given of my/our own free will. I /We also understand it is an offence to supply any false or misleading information.
2. I/We, found during my/our inspection of this property that it was in clean condition Yes / No
3. If "No," I believe the following items should be attended to prior to the commencement of my tenancy. I acknowledge that these items are subject to the Landlord's approval.

4. I/We acknowledge that this is an application to rent this property and that my application is subject to the Landlord's approval.
5. I/We acknowledge that I/We will make no claim or demand nor commence litigation against the landlord or his agent should the premises be found to be unavailable
6. I/We understand and consent to the information provided in this application being verified and a reference check on the National Tenancy Database (NTD) and Tenant Reference Australia (TRA) being undertaken. Should I/We default in any way during the tenancy, my/our details will be lodged with TICA (tenancy information centre of Aus).
7. I/We also agree to references being checked from previous rental properties, I give permission for the agent to carry out at their discretion any reference checks they consider necessary before allowing me to enter into a Tenancy Agreement.
8. I/We understand that the agent is not obliged to disclose or supply any reason for the rejection of this application
9. I/We confirm that I/We have provided all the necessary information that is required by Rumbles Realty on this application. (copies sufficient)

10. I/We agree that our phone numbers be given to trades people or the like to allow them to contact us to arrange access to the property if and when it is required.
11. I/We do not intend to have a Pet in or on the premises without prior permission from the landlord or his agent.

Application

I/We, the Applicant/s apply for approval to rent the premises referred to in this form and acknowledge that my application will be referred to the Landlord of the property for his / her / their acceptance and if the application is approved, to prepare a Residential Tenancy Agreement for the premises

I/We the Applicant/s, declare that I am not a bankrupt or an undischarged bankrupt and that the information provided by me is true and correct.

I/We have inspected the above premises.

I/We, hereby give permission for **Rumbles Realty** to contact all referees that have been listed within this application including any previous rental history. Referees will be contacted for the sole purpose of determining tenant suitability. Tenant selection is at the discretion of Rumbles Realty/Landlord and no correspondence will be entered into.

I/We undertake to pay a rental bond by cash, bank cheque or money order made payable to **Rumbles Realty** and to pay the first fortnights rent by cash, bank cheque or money order, made payable to **Rumbles Realty** upon signing the Residential Tenancy Agreement.

PLEASE NOTE THAT ALL INITIAL PAYMENTS MUST BE MADE BY CASH, BANK CHEQUE or MONEY ORDER.

Applicant One Signature _____ Date: _____

Applicant Two Signature _____ Date: _____

OFFICE USE ONLY

Received information	Date: _____	Received by: _____	Signed: _____
Attached Paper work	Number of pages: _____		Signed: _____
Identification check	Licence: _____	Passport: _____	Signed: _____
Reference Checked	_____		Signed: _____
Sign up Date if Approved	Date: _____	Day: _____	Time: _____ Signed: _____



Privacy Act Acknowledgement Form for Tenant Applicants & Approved Occupants

This form provides information about how we the below named agent handle your personal information, as required by the National Privacy Principles in the Privacy Act 1988, and seeks your consent to disclosures to TICA Default Tenancy Control Pty Ltd (TICA) in specified circumstances. If you do not consent to the disclosure of your personal information to TICA we can not process your application.

Member Name: Rumbles Realty _____

Address: PO Box 124 DICKSON ACT 2602 _____

Ph: Fax: Ph: 6122 6300 fax: 62474283 _____

Email: leasing@rumbles.net.au _____

As a professional asset manager we collect personal information about you. The information we collect can be accessed by you by contacting our office on the above numbers or addresses.

Primary Purpose

Before a tenancy accepted we collect your information to assess the risk to our clients in providing you with a property you have requested to rent and if considered acceptable provide you with a tenancy for the property.

In order to assess your application we disclose your personal information to:

- The Lessor / Owners for approval or rejection of your application
- TICA Default Tenancy Control Pty Ltd to assess the risk to our clients and verify the details provided in your tenancy application.
- Referees to validate information supplied in your application
- Other Real Estate Agents to assess the risk to our clients

Secondary Purpose

During and after the tenancy we may need to disclose your personal information to

- Tradespeople to contact you for repairs and maintenance of the property.
- Refer to Tribunals or Courts having jurisdiction seeking orders or remedies.
- Refer to Debt Collection Agencies where Tribunal / Court orders have been awarded.
- Refer to TICA Default Tenancy Control Pty Ltd to record details of your tenancy history.
- Refer to the Lessors / Owners insurer in the event of an insurance claim.
- To provide future rental references to other asset managers / owners.

If you fail to provide your personal information and do not consent to the uses set out above we cannot properly assess the risk to our client or carry out our duties as an asset manager. Consequently we cannot provide you with the property you requested to rent.



TICA Statement

As TICA may collect personal information about you, the following information about TICA is provided in accordance with the National Privacy Principles in the Privacy Act 1988. TICA Default Tenancy Control Pty Ltd (ABN 84 087 400 379) is a tenancy database that records tenants personal information from its members including tenancy application inquiries and tenancy history. In accordance with the National Privacy Principles you are entitled to have access to any personal information that we may hold on any of our databases. To obtain your information from TICA Default Tenancy Control Pty Ltd proof of identity will be required and can be made by any of the following ways
Phone: 190 222 0346 calls are charged at \$5.45 per minute including GST (higher from mobile or pay phone). Mail: TICA Public Inquiries PO BOX 120, CONCORD NSW 2137 a fee of \$ 14.30 plus stamped self addressed envelope is required.

Primary Purpose

TICA collects information from its members on tenancy related matters and provides such information to other members as a risk management system for the purpose of assessing a tenancy application. TICA does not provide any information that it collects to any other individual or organisation for any other purpose other than assessing a tenancy application or risk management system other than government departments and or agencies allowed by law to obtain information from TICA.

The personal information that TICA may hold is as follows:

Name, date of birth, drivers license number, proof of age card number and or passport number (except Australian), comments made by a TICA member in relation to your tenancy, which members you rented through and which members you applied to.

Further Information About TICA

Full details about TICA can be found on TICA's website at www.tica.com.au under Tenant Information and Privacy Policies or by contacting TICA on our Helpline 190 222 0346 calls charged at \$ 5.45 per minute including GST (higher from mobile and pay phones) If your personal information is not provided to TICA the member may not proceed with assessing your application and you may not be provided with the rental property.

Signed By The Applicant/s: _____

Signature Print Name: _____

Signature Print Name: _____

Date: / / _____

Witnessed: _____