



2/4 University Drive,
Robina Qld 4226
Australia

Ph: +61 755 93 2144

Fax: +61 755 93 2244

Email: info@varsityshores.com.au
admin@varsityshores.com.au

Website: www.varsityshores.com.au
www.searents.com.au/varsityshores

VARSITY SHORES APPLICATION FOR TENANCY

Thank you for your inquiry on one of our Luxury Villas for Lease. We value your interest, and will endeavour to make the process smooth and hassle free. Please complete the Application for Tenancy Form attached. Should you have any questions at all we will be pleased to answer them.

When you return this form you must ensure you have the following:

APPROPRIATE IDENTIFICATION – Please provide the following documents as much as possible: (Note – Photographic Identification is essential)

Driver's Licence OR Passport (MUST *)
Recently 4 payslips OR Bank Statement (MUST *)
Previous Rental Reference
Copy of Telstra, Electricity or Gas Account
Current Motor Vehicle Registration Papers
Pension Card
Other Photo ID
Copy of Birth Certificate

Applications which are incomplete will not be processed.

TENANCY CHECK - You should also be aware that your Application will be checked against data held by **TICA Default Tenancy Control System** for confirmation. We shall also contact previous Lessors for a rental reference. If you have ever had a problem with a previous tenancy, it is imperative that you advise us so that we can discuss this with you.

Disclosure statement of
A&J REALTY SERVICES GROUP T/A VARSITY SHORES
2/4 UNIVERSITY DRIVE ROBINA QLD 4226 Ph: (07) 5593 2144

We are an Independently Owned and Operated Business. We are bound by the National Privacy Principles. We collect personal information about you in this form to assess your application for a Residential Tenancy. We may need to collect information about you from your previous Landlords or Letting Agents, your current Employer and your Referees. We will also check whether any details are held on any of the tenancy default databases. We may disclose personal information about you to the Owner of the property to which this Application relates. If this application is successful we may disclose your details to Service Providers relevant to the Tenancy including Maintenance Contractors and the Landlord's Insurers. You have the right to access personal information that we hold about you by contacting our office. If you do not complete this form or do not sign the consent below then your Application for Tenancy may not be considered by the Owner of the relevant property or, if considered, may be rejected.

PRIVACY CONSENT

I, the Applicant acknowledge that I have read the Privacy Notice of A&J REALTY SERVICES GROUP T/A VARSITY SHORES. I authorise A&J REALTY SERVICES GROUP to collect information about me and disclose it to the following if need be:- Salespeople (Primary or Secondary Agents), Valuers, Tradespersons, The Lessor, Other Agents, Data Base Operators (eg TICA), Debt Collectors, Other Property Managers, Body Corporate and Insurance Companies.

Signed _____ Signed _____ Date _____
(Applicant ONE) (Applicant TWO)

DISCLAIMER

Please be advised that all Applications will be submitted to the Landlord. The Landlord has the right to refuse any or all Applications. It is in your best interest to provide as with as much information as possible with your Application.

I/We acknowledge that both the Lessor and I/We as Tenant/s are bound by this Application immediately on communication of the Lessor's or their Agent's acceptance of it.

PROPERTY ADDRESS _____

FIRST APPLICANT:

Full Name: _____ Date of Birth: _____

Drivers Licence No. _____ Ph (H) _____ (W) _____ (M) _____

Email: _____

SECOND APPLICANT:

Full Name: _____ Date of Birth: _____

Drivers Licence No. _____ Ph (H) _____ (W) _____ (M) _____

Email: _____

Full name of all other persons who will occupy the Property – (show ages of all children.)

Have you ever been evicted by any Lessor/Agent? YES / NO
Have you ever been refused another property by a Lessor? YES / NO
Are you in debt to another Lessor/Agent? YES /NO
Is there any reason that would affect your rent payment? YES / NO
If YES, for what reason? _____
Was your rental bond at your last address refunded in full? YES / NO
If NO what deductions were made? _____

First Applicant Present Address: _____

Period of Occupancy: _____ Reason for Leaving: _____ Rent Paid \$ _____

Name of Agent or Owner: _____ Ph: _____ Fax: _____

Previous Address _____

Period of Occupancy: _____ Reason for Leaving: _____ Rent Paid \$ _____

Name of Agent or Owner: _____ Ph: _____ Fax: _____

Occupation: _____ Net Weekly Income \$ _____

Employer: _____ Period with Employer: _____

Employer's Address: _____ Ph: _____

If **Self Employed** – Name of Business: _____ Industry: _____

Address: _____ How long self employed? _____

ABN Number: _____ Ph: _____ Fax: _____

PERSONAL REFEREES (Do **NOT** include Relatives)

(1) Name & Address: _____ Ph: _____

(2) Name & Address: _____ Ph: _____

Names of Relative or other person to contact in the case of an emergency.

(1) Name & Address: _____

Relationship: _____ Ph: _____

(2) Name & Address: _____

Relationship: _____ Ph: _____

Second Applicant Present Address: _____

Period of Occupancy: _____ Reason for Leaving: _____ Rent Paid \$ _____

Name of Agent or Owner: _____ Ph: _____ Fax: _____

Previous Address _____

Period of Occupancy: _____ Reason for Leaving: _____ Rent Paid \$ _____

Name of Agent or Owner: _____ Ph: _____ Fax: _____

Occupation: _____ Net Weekly Income \$ _____

Employer: _____ Period with Employer: _____

Employer's Address: _____ Ph: _____

If **Self Employed** – Name of Business: _____ Industry: _____

Address: _____ How long self employed? _____

ABN Number: _____ Ph: _____ Fax: _____

PERSONAL REFEREES (Do **NOT** include Relatives)

(3) Name & Address: _____ Ph: _____

(4) Name & Address: _____ Ph: _____

Names of Relative or other person to contact in the case of an emergency.

(3) Name & Address: _____

Relationship: _____ Ph: _____

(4) Name & Address: _____

Relationship: _____ Ph: _____

Total number of vehicles to kept at Varsity Shores

Car Registration No _____ Model/Colour _____

Car Registration No _____ Model/Colour _____

1. I/We, the Applicant(s) declare that the above information is true and correct and that I/We have supplied it of our own free will AND I/We hereby authorise you as the Letting Agent, to conduct any enquires, and or searches, including any Tenancy/Credit information databases in order to verify the above information.
2. I/We acknowledge that any false information I/We provide in this Application could jeopardise this Application and any subsequent Tenancy Agreement I/We enter into on approval by the lessor/agent.
3. I/We the Applicant/s declare that I/We am/are not bankrupt and that the rental is within my/our means.
4. I/We have been informed, understand and agree that the acceptance of my/our Application is subject to a satisfactory report being obtained from information; supplied on the Tenancy Application submitted by me/us.
5. I/We acknowledge and accept that if this Application is rejected, the Agent is not legally obliged to give reasons for the rejection.
6. I/We have inspected the premises and wish to take a Tenancy for period of _____ months, from / / at a rental of \$ _____ per week. I/We also undertake to pay a Rental Bond of \$ _____ when I/We sign the Tenancy Agreement.

First Applicant Signature: _____ Witness: _____ Date: / /

Second Applicant Signature: _____ Witness: _____ Date: / /

VARSITY SHORES SPECIAL TERMS AND CONDITIONS

1. PROPERTY TO BE PROFESSIONALLY CLEANED ON VACATION OF VILLA.
2. CARPET & DRAPES/BLINDS/CURTAINS TO BE PROFESSIONALLY CLEANED ON VACATION OF VILLA.
3. PROPERTY TO BE TREATED FOR PESTS BY A LICENCED PEST CONTROL AGENT ON VACATION OF VILLA.
4. WHEELIE BINS TO BE CLEANED & DEODORISED WHEN VACATING VILLA.
5. DRIVEWAY, GARAGE & BACK PATIO TO BE CLEANED OF ANY OIL OR STAINS.
6. GARDENS & LAWNS MUST BE KEPT NEAT AND PRESENTABLE AT ALL TIMES.
7. CREDIT CARD FACILITY AVAILABLE FOR PAYMENT OF RENT - PLEASE NOTE 2.5% CREDIT CARD SURCHARGE APPLIES (INCLUSIVE OF GST.)
8. LOCK OUT FEE \$65.00.
9. DISTURBANCES ADDRESSED BY SECURITY WILL INCUR A FEE OF \$100.00.
10. ALL VEHICLES ON THE PREMISES MUST BE REGISTERED AND NO MECHANICAL WORK TO BE CARRIED OUT. UNDER NO CIRCUMSTANCES ARE RESIDENTS TO PARK IN VISITORS CAR PARKS. VEHICLES TO BE PARKED IN ALLOCATED SPACES ONLY OR VEHICLE WILL BE TOWED AWAY AT THE OWNERS EXPENSE.
11. ONLY APPROVED PERSONS ON THE TENANCY AGREEMENT CAN RESIDE AT THE PROPERTY.
12. THE TENANT'S HAVE THE OPTION UNDER THIS AGREEMENT TO EXTEND THE CURRENT LEASE FOR A FURTHER SIX (6) OR TWELVE (12) MONTH PERIOD AT A RENTAL DEEMED TO BE FAIR MARKET VALUE PROVIDING THE TENANT'S HAVE NOT BEEN IN BREACH OF THE EXISTING AGREEMENT.
13. THE LESSOR MUST KEEP THE LAWNS AND GARDENS WITHIN THE PREMISES PROPERLY MAINTAINED. FOR THAT PURPOSE, THE TENANT ACKNOWLEDGES THAT THE LESSOR'S AGENT MAY ENTER THE PREMISES TO CARRY OUT GARDEN MAINTENANCE ONE TIME PER MONTH. THE LESSOR AND THE TENANT ACKNOWLEDGE AND AGREE THAT THIS ARRANGEMENT TO ALLOW THE LESSOR'S AGENT TO ENTER THE PREMISES IS IN ACCORDANCE WITH SECTIONS 109(F) & 114(4) OF THE RESIDENTIAL TENANCIES ACT.

Please Note: *Clause 13 does not apply to all Villas. Please confirm this with Varsity Shores Management.*