# Noble Knight

Licensed Real Estate Agents Auctioneers and Property Managers

Your Property Our Care

# RESIDENTIAL TENANCY APPLICATION

www.nobleknight.com.au

### **Head Office**

246 Main Street (PO Box 422) LILYDALE, VIC, 3140 P. 03 9735 5677 E. rent@nobleknight.com.au Branch Office

4B, 36 Bell Street YARRA GLEN, VIC, 3775 **P.** 03 9730 1788

E. rent@nobleknight.com.au

# Residential Tenancy Application Form

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



Thank you for choosing Noble Knight Real Estate. In order to provide you with a prompt response to your complete application, please ensure you have completed the important points below and attached the relevant documents as requested.

- 1. Applicant/s MUST inspect the property they wish to apply for.
- 2. All persons over the age of 18 who will be living at the property MUST apply.
- 3. Each applicant is required to submit a separate application form.

APPLICANT CHECKLIST	
Before I submit this application, I have:	
Inspected the property both internally and externally	
Completed the application FULLY and attached the following documents	
Proof of ID eg: Driver Licence, Passport or other photo ID	
Proof of income eg: Last two pay slips and/or Centrelink Statement	

Our agency will contact you within 24 - 48 hours with an answer, providing a complete application has been received

If you are the successful applicant, you will be contacted and arrangements will be made for you to sign your new rental agreement within 48 hours of acceptance. This is important to secure the property as it will continue to be available to other applicants until this is done.



Your essential home moving needs sorted in one phone call.

You choose the services you want. We sort out the rest.









Internet







### Residential Tenancy Application Form

Please be advised, this application will only be processed once ALL details have been completed and all copies of all supporting documents attached. Each applicant must submit an individual form.



#### A. AGENCY DETAILS

#### **NOBLE KNIGHT REAL ESTATE**

#### **Head Office**

246 Main Street (PO Box 422) LILYDALE, VIC, 3140 P. 03 9735 5677

E. rent@nobleknight.com.au

#### **Branch Office**

4B, 36 Bell Street

. F	PROPERTY D	ETAILS	<u> </u>						
. Α	ddress of pro	perty?	•						
						F	Postco	de	
	II rental agreement oecified in the a			n initial t	erm of	12 month	ns unles	s otherwi	se
. R	Rental agreem	ent co	mme	encem	ent da	ite?			_
	ı	Day		1		Month		1	Year
. H	low many ten	ants wi	ill oc	cupy t	he pr	operty?	•		
	Adults		Ch	ildren;	Ages:				
4. P	Please name a	II other	r apı	plicant	s app	lying w	ith you	J.	
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C. F	PERSONAL D	ETAILS	S						
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	PERSONAL D		deta	il Mis	ss [	Mrs		Other	
5. P	Please give us  Mr  Surname	s your	deta	_	(	 Siven na		Other	
5. F	Please give us	s your	deta	_	(			Other	
5. <b>F</b>	Please give us  Mr Surname Surname	s your	deta	_	Giv	Given nar ven nam	ie/s		
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#### D. FREE UTILITY CONNECTION SERVICE

#### connectnow.

P: 1300 554 323 | F: 1300 889 598

We get things sorted.

Moving made easier

W: connectnow.com.au

Connectnow makes moving easier for you by sorting your essential home moving needs quickly and easily in one simple phone call. Our services include electricity, gas, internet, pay TV, home phone connections and much more. Plus, our home moving service is free - it's our way of ensuring your move is as seamless as possible

We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

PRIVACY CONSENT AND TERMS. By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third-party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's <a href="Privacy Policy">Privacy Policy</a> for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third-party service providers (who may tape the providers of the property of the processe) may have their own Privacy Policy which you can request from those the information held about you at connectnow.com.au. Third-party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing <a href="mailto:info@connectnow.com.au">info@connectnow.com.au</a>. To the extent permitted by law and except where expressly guaranteed, connectnow are not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may receive commissions or fees from your selected retailer(s), and your real estate agent may also receive commissions or fees from connectnow, in each case for arranging provision of the requested services. The value of commissions or fees may vary from time to time and may differ depending on which retailer is selected. If you nominate an alternative contact person on this application. which retailer is selected. If you nominate an alternative contact person on this application you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third-party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has

consented and agreed to the handling of their personal inform	ation on the same terms as you have.
Yes, I accept the Terms. Please call me to	o connect my new services.
Signature	Date

#### E. DECLARATION

I hereby offer to to rent the property from the Residential Rental Provider under a Residential Rental Agreement to be prepared by the Agent. Should this application be accepted by the Residential Rental Provider I agree to enter into a Residential Rental Agreement pursuant to the Residential Tenancies Act 1997.

I acknowledge that this application is subject to the approval of the Residential Rental Provider. I declare that all information contained in this application (including reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

I authorise the Agent to obtain personal information about me from:

- (a) The Residential Rental Provider or the Agent of my current or previous residences;
- (b) My personal referees and employer/s
- (c) Any record listing or database of defaults by renters such as NDT, TICA or TRA for the purpose of checking your tenancy history; I am aware that I may access my personal information by contacting;

NTD: 1300 563 826 TICA: 1902 220 346 TRA: (02) 9363 9244

If I default under the rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/rental providers of properties I may apply for in the future.

I am aware that the Agent will use and disclose my personal information in order to:

- (a) communicate with the rental provider and select a renter
- (b) prepare Residential Rental Agreement documents
- allow tradespeople or equivalent organisations to contact me
- lodge/claim/transfer to/from a Bond Authority
- (e) refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (f) refer to collection agents/lawyers (where applicable)
- complete a credit check with NTD (National Tenancies Database)
- (h) transfer water account details into my name

I authorise the disclosure of information in my application to connectnow for the purpose of contacting the relevant water service provider to transfer the property's water account to my name if my application is successful.

Signature	Date

OFFICE USE ONLY	
Received by:	
Date Received:	

# **Residential Tenancy Application Form**



F. APPLICANT HISTORY	H. EMPLOYMENT HISTORY	
8. What is your current address?	12. Please provide your current e	mployment details.
	What is your occupation?	
	What is the nature of your employ	ment? (Please circle)
How long have you lived at your current address?		RT TIME CASUAL
Years   Months		
	Employer's name (accountant if self	f-employed or institution if a student)
Why are you leaving this address?		
	Employer's address (accountant if s	self-employed or institution if a student)
Rental provider/Agent details of this property (if applicable).		
Name of rental provider or agent	Contact name	Phone number
Rental provider/Agent's phone number Weekly rent paid	Average weekly hours	Net Weekly income
\$		\$
Rental provider/Agent's email address		
	Years	Months
9. What was your previous residential address?	PLEASE ATTACH PROOF C	
	(PAY SLIPS OR LETTER OF OF	-FER)
Postcode	13. Centrelink benefits Type	per fortnight
Did you own or rent?		\$
Did you own or rent?	PLEASE ATTACH CENTREL	L.
How long did you live at this address?	I. CONTACTS / REFERENCES	
Years Months	14. Please provide a contact in c	
Name of rental provider or agent	Surname	Given name/s
	Dalatianahia ta waw	Mahila ayyahan
Rental provider/Agent's phone number Weekly rent paid	Relationship to you	Mobile number
\$		
Rental provider/Agent's email address	15. Please provide two personal r	references (not related to you).
	Surname	Given name/s
10. What was your previous residential address prior to No. 9?		
10. What was your provisus residential address prior to No. 9.	Relationship to you	Mobile number
Postcode	Surname	Given name/s
Did you own or rent?		
	Relationship to you	Mobile number
How long did you live at this address?		
Years Months		
	J. PLEASE NOTE	
Name of rental provider or agent		and decreed a size that the sections are
	All payments must be made by dire number supplied upon acceptance	
Rental provider/Agent's phone number Weekly rent paid	Keys will not be handed over until	the Residential Rental Agreement has
\$	commenced, been signed by all ap received as cleared funds including	
Rental provider/Agent's email address		
		to the Residential Rental Provider/s for
G. OTHER INFORMATION	their consideration. This is always decision. Residential Rental Provide	
11 Please provide details of any pets.	application without providing a reas	
Breed / Type Council registration number		
	1	

# Statement of Information for Rental Applicants



Residential Tenancies Act 1997 Section 29C

Residential Tenancies Regulations 2021 Regulation 14

A rental provider must include the information below in a residential rental agreement application form.

## Information for rental applicants

- 1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute.

  Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
- 2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
  - age
  - disability (including physical, sensory, intellectual disability and mental illness);
  - · employment activity;
  - · expunged homosexual conviction;
  - · gender identity;
  - · industrial activity (including union activity);
  - marital status;
  - · parental status or status as a carer;
  - physical features;
  - political belief or activity;
  - pregnancy or breastfeeding;
  - race;
  - religious belief or activity;
  - lawful sexual activity or sexual orientation;
  - sex or intersex status;
  - association with someone who has these personal attributes.
- 3. These personal attributes are protected by law and extend to agreements under the Residential Tenancies Act 1997 (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
- 4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the *Equal Opportunity Act 2010* (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
- 5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
- 6. Scenarios and examples of unlawful discrimination in applying for a property
  - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
  - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
  - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.

Refusing to provide accommodation because you have an assistance dog.

#### 7. Scenarios and examples of unlawful discrimination when occupying or leaving a property

- Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
- Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
- Extending or renewing your agreement on less favourable terms than your original agreement based on your protected attributes (e.g. due to a disability).
- Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

#### **Getting help**

- 8. If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at vcat.vic.gov.au/ or by calling 1300 018 228.
- 9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
- 10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at <a href="https://humanrightscommission.vic.gov.au/">https://humanrightscommission.vic.gov.au/</a> or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at <a href="https://www.consumer.vic.gov.au/renting">www.consumer.vic.gov.au/renting</a> or call 1300 55 81 81.

## Help or further information

For further information, visit the Renting section – Consumer Affairs Victoria website at <a href="www.consumer.vic.gov.au/renting">www.consumer.vic.gov.au/renting</a> or call Consumer Affairs Victoria on **1300 55 81 81**.

## Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81.