

Noble Knight

Licensed Real Estate Agents Auctioneers and Property Managers

Your Property Our Care

RESIDENTIAL TENANCY APPLICATION

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Residential Tenancy Application Form

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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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.



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F. APPLICANT HISTORY

8. What is your current address?

How long have you lived at your current address?

 Years Months

Why are you leaving this address?

Rental provider/Agent details of this property (if applicable).

Name of rental provider or agent

Rental provider/Agent's phone number Weekly rent paid

 \$

Rental provider/Agent's email address

9. What was your previous residential address?

 Postcode

Did you own or rent?

How long did you live at this address?

 Years Months

Name of rental provider or agent

Rental provider/Agent's phone number Weekly rent paid

 \$

Rental provider/Agent's email address

10. What was your previous residential address prior to No. 9?

 Postcode

Did you own or rent?

How long did you live at this address?

 Years Months

Name of rental provider or agent

Rental provider/Agent's phone number Weekly rent paid

 \$

Rental provider/Agent's email address

G. OTHER INFORMATION

11 Please provide details of any pets.

Breed / Type Council registration number

H. EMPLOYMENT HISTORY

12. Please provide your current employment details.

What is your occupation?

What is the nature of your employment? (Please circle)

 FULL TIME PART TIME CASUAL

Employer's name (accountant if self-employed or institution if a student)

Employer's address (accountant if self-employed or institution if a student)

Contact name

Phone number

Average weekly hours

Net Weekly income

 \$

Years Months

**PLEASE ATTACH PROOF OF INCOME
(PAY SLIPS OR LETTER OF OFFER)**

13. Centrelink benefits

Type per fortnight

 \$

PLEASE ATTACH CENTRELINK STATEMENT

I. CONTACTS / REFERENCES

14. Please provide a contact in case of emergency.

Surname

Given name/s

Relationship to you

Mobile number

15. Please provide two personal references (not related to you).

Surname

Given name/s

Relationship to you

Mobile number

Surname

Given name/s

Relationship to you

Mobile number

J. PLEASE NOTE

All payments must be made by direct deposit using the reference number supplied upon acceptance of the application.

Keys will not be handed over until the Residential Rental Agreement has commenced, been signed by all applicants and all monies have been received as cleared funds including the bond.

Your application will be submitted to the Residential Rental Provider/s for their consideration. This is always the Residential Rental Provider/s decision. Residential Rental Providers are entitled to reject an application without providing a reason.

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 humanrightscommission.vic.gov.au/ or by calling 1300 292 153.

For further information visit the renting section of the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call 1300 55 81 81.

Help or further information

For further information, visit the Renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting 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.