

TERMS & CONDITIONS

APPLICATION FOR TENANCY

Thank you for choosing Thomas Property for your next home to lease.

The following information and checklist will assist you to complete the Tenancy Application so it can be processed as quickly as possible. A separate application form must be completed for each resident over the age of 18 years.

100 POINTS IDENTIFICATION CHECK

Compulsory Documents	Points	Additional Documents	Points
<input type="checkbox"/> Drivers licence / Passport / Proof of Age card	40	<input type="checkbox"/> Previous Tenancy Agreement	10
<input type="checkbox"/> 3 Payslips or 6 months Bank Statement	20	<input type="checkbox"/> Rental Bond Receipt	10
<input type="checkbox"/> Utility Account (Telephone/Gas/Electrical)	10	<input type="checkbox"/> Birth Certificate	30
<input type="checkbox"/> Tenancy history ledger	20	<input type="checkbox"/> Medicare Card	20
<input type="checkbox"/> Tax Return and Business Registration (if self-employed)	20		
<input type="checkbox"/> Council Rate (If you own a property)	10		

Thomas Dayal Group Pty Ltd trading as Thomas Property Inner City ABN 43 169 687 398 do hereby acknowledge and agree that we act for the owner of the named Premises, and if the Applicant is approved for the tenancy we agree to prepare within the holding period, if any, a Residential Tenancy Agreement of the Premises.

PRIVACY POLICY

The personal information the prospective tenant provides in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the Application and to manage the tenancy. Personal information collected about the Applicant in this application and during the course of the tenancy if the application is successful, may be disclosed for the purpose for which it was collected to the other parties including the landlord, referees, other agents, and third party operators of tenancy reference databases. Information already held on tenancy databases may also be disclosed to the Agent and/or landlord. If the Applicant enters into a Residential Tenancy Agreement, and if the applicant fails to comply with their obligations under that agreement that fact and other relevant personal information collected about the Applicant during the course of the Tenancy may also be disclosed to the Landlord, third party operators of tenancy reference database and/or other agents. If the Applicant would like to access personal information the Agent holds, they can do so by contacting the Agent at the address and contact numbers contained in this application. The Applicant can also correct this information if it is inaccurate, incomplete or out of date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.

NOTICE TO PROSPECTIVE TENANTS

The availability of telephone lines; internet services, analogue, digital or cable television (and the adequacy of such services); are the sole responsibility of the tenant(s) and the tenants should make their own enquiries as to the availability and adequacy of such services before accepting the tenancy of the property. The Landlord does not warrant that any telephone plugs, antenna sockets or other such service points located in the property are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely on their own enquiries. Prior to or at the time of taking up occupancy of the Premises, the Tenant agrees to open utility accounts for electricity and gas (if required) with their preferred supplier, and further agrees to pay all accounts for utilities, phone/internet and cable television for the duration of the tenancy. The tenant will close all utility accounts and settle any final amounts with the utility providers at the conclusion of the tenancy.