

One Door Property Pty Ltd
Suite 2, Level 1, Garden City Tower
18 Mt Gravatt-Capalaba Road
Upper Mt Gravatt, Qld 4122
PO Box 7063
Holland Park East Qld 4121
p: (07) 3040 4451
f: (07) 3422 0842
e: info@onedoor.com.au

Everything Property Thru...



Important Information for Applicants

Thank you for choosing to rent through One Door!

An application for tenancy can only be submitted if you have fully inspected the property and are satisfied with the current condition of the premises.

100 Points of identification must be attached prior to submitting your application

Your application will only be considered once the following conditions have been satisfied:

All persons to occupy the premises over the age of 18 years (excluding adult children living with parents in some circumstances) must make application individually and supply any relevant information requested by our Company, to be considered for tenancy.

All information supplied must be correct and no information withheld which may otherwise influence the outcome of this application.

Satisfactory photo identification must be presented to the Agent for ALL applicants.

Any other documentation relating to previous tenancies, accommodation, credit accounts, loans, employment or proof of income requested by our Company must be supplied.

You have not been lodged with TICA (Tenancy Information Centre of Australia) for tenancy breaches, history of rent arrears or having debts outstanding relating to previous tenancies.

PLEASE NOTE: If any information given by you is found to be untrue or intentionally misleading, your application will be immediately declined.

Once the above conditions have been met, our staff will confirm the information given on your application and advise whether your application has been successful.

Once you are approved for tenancy, arrangements will be made with you at that time for the following:

The payment by you of two week's rent plus full bond is required within 24 hours of approval. This payment is non refundable if you choose not to proceed with the tenancy.

Confirmation of the date the tenancy is to commence and an appointment made for all Lessees on the day the tenancy is to commence to collect keys and sign tenancy documents.

PLEASE NOTE: You must pay the first two (2) weeks' rent and the bond (equivalent to 4 weeks' rent), prior to being given keys for the property. *NO EXCEPTIONS WILL BE MADE.*

FULL BOND AND FIRST TWO WEEKS' RENT ARE PAYABLE BY INTERNET TRANSFER OR BANK CHEQUE ONLY - Please allow up to 3 days prior to your tenancy start date for internet processing.

All approved applicants will be required to pay rent using the EziRent method (Bpay), Bank Cheque or Money Order. The EziRent method of payment will incur a transaction fee - for more information, please ask at Reception.

Consent & Declaration

PROPERTY ADDRESS _____ DATE _____

In order to process this application all questions must be answered fully. The completion of this application is not an acceptance. Failure to fully complete this application may result in the application not being processed.

I the said applicant declare that all the information contained in this application is true and correct , and that the information is provided of my own freewill. I further authorise the agent to contact any of the referees or references supplied by me in this application for verification of the details provided.

I declare the following

1. I inspected the above property on the _____ day of _____

2. I wish to apply to rent the above property for a period of _____ months commencing on _____

3. I agree that the rent is \$_____ per week and that the rental bond is \$_____

4. I the applicant declare that I am not bankrupt and that I have not entered into any scheme of arrangement for payment of monies to any creditors. I further declare that I am not paying off any previous rental debt. Yes No

5. I authorise the agent to access and check any information that may be listed on me on the TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available. Yes No

6. I agree and understand that in the event of this application being unsuccessful there is no requirement by law for the agent to disclose to me any reason for such rejection. I also agree that I will not raise any objection for not being provided a reason for any rejection of this application. Yes No

7. I agree and understand that in the event of this application being approved by the agent, the agent may report any defaults that may occur from time to time in the tenancy with TICA DEFAULT TENANCY DATABASE and any other tenancy database which may be available. I understand that in the event of a default being reported to TICA DEFAULT TENANCY DATABASE or any other tenancy database, the removal of such information is subject to the guidelines of the database companies. Yes No

8. I agree and understand that in the event of this application being approved all initial monies will be paid to the agent by Internet transfer or bank chq within 24 hours of approval. Yes No

9. I agree that no keys for the property will be provided by the agent to me until such time as all monies owed are paid in full in accordance with clause 8 above Yes No

10. I agree that I will abide by the policies of the agent as may be provided of me in relation to this tenancy. Yes No

11. I agree to allow the agent to retain a copy the information supplied by me for their records. Yes No

12. I agree that upon communication of acceptance of this application by the landlord or his agent that this tenancy shall be binding on both the landlord and the tenant. I further agree that I will sign the Tenancy Agreement, and be bound by the terms and conditions of the Tenancy Agreement. Yes No

13. I agree that on acceptance of my application by the Agent, I am required to pay 2 weeks rent within 24 hours. I also understand that this payment is nonrefundable if I choose not to proceed with the tenancy. Yes No

14. I the applicant, hereby authorise previous rental agencies and or previous lessors, both my current and previous employers and any other person as stated by me to release information requested by my prospective agent, One Door Property Pty Ltd, who is authorised to make investigations and receive information. Yes No

Applicant Signature

Personal Details

Surname _____ Given Names _____ D.O.B. _____
Passport No. _____ Drivers Lic No. _____ State _____
Type of Vehicle _____ Colour _____ Rego _____ Owned _____ Financed _____
Contact Numbers (h) _____ (w) _____ (m) _____
Email Address _____ Number of Children _____ ages _____
Pets (type) _____ Breed _____ Registration Number _____
Please provide a current photo of your pet(s)

Occupants – Please list name and date of birth for ALL people wanting to move into the property

Name _____ D.o.B _____ Name _____ D.o.B _____
Name _____ D.o.B _____ Name _____ D.o.B _____
Name _____ D.o.B _____ Name _____ D.o.B _____

Occupation _____ Employer _____

Address _____ Period of Employment _____
Phone _____ Contact _____ Net Weekly Income \$ _____

IF SELF EMPLOYED EVIDENCE WILL BE REQUIRED SUCH AS TAX or ANNUAL RETURNS

Company or Business Name _____

Address _____ Lessor/Agent _____

ABN _____ Date Formed _____

Accountant _____ Contact _____ Phone _____ Fax _____

Present Address _____ owned _____ rented _____

Period of Occupancy _____ yrs _____ mths Rent Paid \$ _____ Bond \$ _____

Reason for Leaving _____

Agent /Landlord _____ Phone _____

Address _____

Previous Address _____ owned _____ rented _____

Period of Occupancy _____ yrs _____ mths Rent Paid \$ _____ All Bond Refunded? Yes No

Agent/Landlord _____ Phone _____ Fax _____

Address _____

Reason for Leaving _____

Name of nearest relative not living with you _____

Relationship _____ Phone _____ Address _____

Name of person to contact in Emergency (different from above) _____

Phone _____ Address _____

Provide details of 3 personal referees not already provided in this application

Name _____ occupation _____

Phone _____ Address _____

Name _____ occupation _____

Phone _____ Address _____

Name _____ occupation _____

Phone _____ Address _____

The following questions MUST be answered

- 1. Has your tenancy ever been terminated by a landlord or agent? Yes No
If yes, give details _____
- 2. Have you ever been refused a property by any landlord or agent? Yes No
If yes, give details _____
- 3. Are you in debt to another landlord or agent? Yes No
If yes, give details _____
- 4. Have any deductions ever been made from your rental bond? Yes No
If yes, give details _____
- 5. Is there any reason known to you that would affect your future rental payments? Yes No
If yes, give details _____

Statement of Rental Affordability

We require you to complete this section in order for us to consider your tenancy application. We need to be certain that you have the ability to pay the rent on the property you are applying for. Proof of income will be required.

Income		Expenses	
Income per week after tax	\$	Car Payments per week	\$
Government benefits per week	\$	Outstanding rental debts per week	\$
		Credit /Store card payments per week	\$
		Personal loans payments per week	\$

Signature of Applicant

NOTICE TO ALL TENANCY APPLICANTS



100 POINT IDENTIFICATION

Prior to any Tenancy Application being considered each applicant is required to produce sufficient identification which totals 100 points. Should you have difficulties in providing this identification please advise prior to completing.

<input type="checkbox"/>	Drivers Licence or Proof of Age Card (Required)	30 POINTS *
<input type="checkbox"/>	Last 4 Pay Slips or Current Income Statement (Required)	20 POINTS*
<input type="checkbox"/>	Bank Statement (Required)	15 POINTS*
<input type="checkbox"/>	PASSPORT	15 POINTS
<input type="checkbox"/>	PREVIOUS FOUR RENT RECEIPTS	15 POINTS
<input type="checkbox"/>	TENANCY HISTORY LEDGER	15 POINTS
<input type="checkbox"/>	MOTOR VEHICLE REGISTRATION	15 POINTS
<input type="checkbox"/>	TELEPHONE ACCOUNT	15 POINTS
<input type="checkbox"/>	ELECTRICITY ACCOUNT	15 POINTS
<input type="checkbox"/>	GAS ACCOUNT	15 POINTS
<input type="checkbox"/>	PENSION CARD	15 POINTS
<input type="checkbox"/>	HEALTH CARE CARD	15 POINTS
<input type="checkbox"/>	MEDICARE CARD	10 POINTS
<input type="checkbox"/>	BIRTH CERTIFICATE	10 POINTS
<input type="checkbox"/>	COUNCIL RATES (Required if you currently own your own home)	15 POINTS
<input type="checkbox"/>	LAST FINANCIAL YEAR TAX RETURN (Required if you own your own business or are self employed)	15 POINTS

So you're moving house?

GET CONNECTED

Your Free No Obligation Utility Connection Service

Let Direct Connect take the hard work out of your move, we'll do all the running around and set everything up for you you choose your suppliers. It's easy and best of all its FREE!



Yes, I would like Direct Connect to contact me regarding the connection of my utilities.

* Electricity * Internet * Gas * Phone * Pay TV * Insurance * Removals