

Pilbara Real Estate

Pilbara Real Estate Pty Ltd – Licensee T/A Pilbara Real Estate Licensed Real Estate & Business Agent ACN 118 035 082
Shop 1-2, 8 Sharpe Avenue - PO Box 202, Karratha WA 6714
PH: 08 9159 7777 FX: 08 9185 5377
www.pilbararealestate.net.au

COMPANY APPLICATION AND OFFER OF OPTION TO LEASE RESIDENTIAL PREMISES

This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises.

This Application must be completed and signed by an Authorised Signatory of the Company making this Application to Lease
Residential Premises

INFORMATION FROM APPLICANT

Rental Payment Option (**Please circle**): Weekly Fortnightly Calendar Monthly

Have you received a Creditors Wind Up Notice under Section 459E in the last 12 months? (**Please circle**): YES NO

Company Name:

Trading Name:

A.B.N:

Registered Trading Address:

Postal/Invoicing Address:

Company Director/s:

...../...../.....

Name

Signature

Date

Authorized Signature on behalf of the Company

...../...../.....

Name

Signature

Date

Company Contact Person:

Phone: Mobile:

Email:

Accounts Contact Person:

Phone: Email:

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TENANCY DETAILS

1. Address of Premises:
2. Occupant/s Name & Contact Number:
.....
3. The tenancy is required for a periodmonths/years
from to.....
4. At a rental amount of \$..... Per Week / Fortnight / Calendar Month
5. Total number of persons to occupy the Premises:Adults Children
Ages:
.....
6. Pets -
Pet: Breed: Number: Age:
Pet: Breed: Number: Age:

REFERENCES (Please provide two references)

1. Name of Owner/Agent:
Phone:
Property Leased:
Period Leased From:/...../..... To/...../.....
Rent Paid Per Week: \$.....
Reason for Vacating:
2. Name of Owner/Agent:
Phone:
Property Leased:
Period Leased From:/...../..... To/...../.....
Rent Paid Per Week: \$.....
Reason for Vacating:

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AMOUNTS PAYABLE (if option exercised and lease entered into)

Security Deposited Bond:	\$.....
Pet Bond (if applicable):	\$.....
Rent Paid To :/...../.....	\$.....
Total Due:	\$.....
Less Option Fee:	\$.....
Balance Owing:	\$.....

The Applicant will not be entitled to occupation of the Premises until:

- vacant possession is provided by the current occupant of the Premises;
- the Lease is signed and completed in full by the Applicant and
- the payment of all monies due to be paid by the Applicant has been paid in full prior to collection of the keys from Pilbara Real Estate

The persons comprising the Applicant are not bankrupt and they each declare that all of the information supplied in the Applicants particulars are true and correct and are not misleading in anyway.

The Applicant acknowledges having inspected the Premises and if the Option is exercised, will accept possession of the Premises in the condition as at the date of inspection.

Upon the exercise of the option by the Applicant, the Applicant will execute the Lease. The Lease shall be the "REIWA Standard Residential Property Lease", including any Special Conditions included and/or attached to this Application and payment of all monies.

The Applicant agrees to pay the rent one period in advance except for the first two weeks rent.

The Application acknowledges that they are responsible for their own contents. The Applicant should arrange their own insurance to cover their own contents and determine if the insurer covers damage to Premises caused by a waterbed or the escape of water from a waterbed.

The Applicant acknowledges and agrees that the Owner will carry out all inspections of the Premises between normal business hours in accordance with the Residential Tenancies Act 1987.

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All acts and things which the Owner is required or empowered to do may be done by the Lessor or their appointed Managing Agent. Notices to the Owner must be served on the Managing Agent unless otherwise directed by the Owner.

The Applicant makes this Application and Offer jointly and severally. Service of any notice to one Applicant shall be deemed to be service on them all.

PRIVACY

The Applicant agrees that for the purpose of the Application the Owner/Managing Agents may make enquiries of the persons given as referees by the Applicant, and also make enquiries of such other persons or agencies as the Owner may see fit. The personal information the prospective Tenant provides in the application or collected from other sources is necessary for the Agent to verify the Applicants 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 other parties including to the owner, referees, and other agents and third party operators of a tenancy reference databases. Information already held on tenancy reference databases may also be disclosed to the Agent and/or Owner. If the Applicant enters into a Residential Tenancy Agreement, and 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 Owner, third party operators of tenancy reference databases and /or other agents.

If the Applicant would like to access the personal information the Agents holds, they can do so by contacting

PILBARA REAL ESTATE, 1-2/8 SHARPE AVENUE, KARRATHA WA 6714

The Applicant can also correct this information if it is inaccurate, incomplete or out of date. If the information is not provided, the Agents may not be able to process the Application and manage the Tenancy.

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Printed Name of Authorised Signatory

Position Held at Company

.....

...../...../.....

Signature of Authorised Person

Date

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OFFER OF OPTION TO OWNER

The Applicant offers to the Owner and Option to lease the Premises. The Option to Lease is created by the Owners notification to the Applicant whether in writing or not that the Application and Offer is accepted by the Owner.

The Option is exercised by the Applicant either;

1. executing the Lease; or
 2. taking possession of the Property with the Owner's consent; or
 3. giving a notice in writing to the Owner exercising the Option;
- whichever occurs first

If the Option is exercised by the Applicant, then the Option Fee paid is credited to the rental payable pursuant to the Lease. If not exercised, then the Option Fee is the property of the Owner pursuant to Section 27(2)(a) of the Residential Tenancies Act 1987.

IMPORTANT INFORMATION FOR TENANTS

If a tenant wishes to vacate the premises before the end of the Tenancy, the tenant may apply to the agent for permission which MAY be granted on the following conditions;

- A. The Tenant will pay;
 1. The rent and other outgoings on the property until the property is re-let on behalf of the owner.
 2. Any costs reasonably incurred by the owner in respect of the re-letting of the premises including :-
 - Reimbursement to the owner of the un-expired portion of the leasing fee charged to the owner at the commencement of the Tenancy
 - Reimbursement to the owner for the cost of the inspection/inventory fee
 - Advertising cost - which are to be paid in advance
 - The costs of the upkeep of the property until the property is re-let e.g. gardening, mowing, cleaning, responsibility of the premises to prepare for a cyclone, maintenance and upkeep of a pool/spa (if applicable).
- B. In the event of the property not being re-let before the expiry of the Tenancy, the tenant remains responsible for:
 - The rent and all other outgoings on the property until the expiry date.
 - All upkeep expenses to expiry date of the Lease Agreement.

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Special Conditions to Lease requested by the Applicant

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.....
.....

Special Conditions that will apply to the lease (if Application accepted)

“Please See attached Special Conditions”

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Signature of Applicant – Authorised Person

Printed Name of Signatory

...../...../.....

Dated