



Application For: _____

Please read the following as a requirement of all applications.

Please note: You **must** view the property or have a representative view on your behalf before making a tenancy application.

Please ensure that your application has been filled out completely and that all information is true and correct. Any applications that have false or misleading information will not be processed.

All application forms can be submitted into the office in person – **2/73 Pinetree Gully Road, Willetton**, by email (rentals@vargarealty.com.au) or fax number. All applications will be processed and presented to the lessor within 2 business days after the date the application form was presented to the applicant.

We do not take an option fee at the time of handing in the application form. If accepted you will be required to pay 1 weeks rent as a holding deposit within 24 hours. If you pull out of the offer we will refund your money paid minus \$50 option fee which will be paid to the lessor.

Please note the following Identification must be submitted with every applicant applying for the property over the age of 18 years old (even if they are not on the application form).

- Australian Drivers Licence (with photo) or Passport.
- Other proof of residence ie. Utility account, Alinta Gas, Synergy, Telstra, Foxtel.
- 3 Most recent payslips or current statement from Centrelink
- Or other identification at the discretion of Varga Realty.

Please note that Varga Realty will search all applicants on the National Tenancy Database. The database is used for checking the applicant's tenancy history. All applicants can contact the National Tenancy Database to obtain information from the operator if necessary with the following contact details:

Telephone: 1300 563 826

Email: info@ntd.net.au

Website: www.ntd.net.au

Varga Realty will notify all applicants of the outcome of their application whether they are accepted or declined. If the application has been declined, your application will be shredded the same business day to protect the privacy of the applicants.

If your application is successful for the property, a holding deposit of 1 weeks rent is required within 24 hours to secure the property. All lease and bond monies are to be paid to Varga Realty at or before the time of signing the lease agreement. The initial total cost of obtaining access to the property is 6 weeks' rent (Bond = 4 weeks' rent, Rent in advance = 2 weeks' rent and \$260 Pet Bond). This money can be paid by BPay or DEFT prior to hand over of property.

Lease Conditions That Will Apply.

The tenant/s are aware that a property inspection will be carried out six weeks after the commencement of tenancy and thereafter every three months. The required 7 to 14 days written notice will be given to the tenant.

The tenant/s is aware that if a breach of agreement is issued after a routine inspection, the tenant will be required to rectify breach notice before the re-inspection fourteen (14) days from the original inspection date. Failure to do so can result in a seven (7) day termination notice.

The tenant/s is aware that three (3) weeks prior to vacating, the agent is allowed to enter the premises using the office key with the intention of showing prospective tenants through the property. The agent will provide the tenant/s reasonable notice of their intention to do so.

The tenant/s is aware that they will be liable for the following costs should they be breaking a Fixed Term Lease agreement:

- Rent will be charged on a daily basis until the property is re-let up to and including the date prior to the commencement of the new tenancy agreement and,
- Reimburse the lessors any advertising costs pursuant to re-letting of the property and
- Reimburse the lessors the unexpired portion of the leasing fee which is calculated at a daily basis and
- Reimburse the lessors the unexpired portion of the final bond inspection fee

The tenant/s is aware that all invoices are issued by the lessor/agent are to be paid to the owner within 14 days of issue. Failure to do so will result in a breach of tenancy agreement being issued.

The tenant/s is aware that the lawns and garden beds are to be maintained, mowed and weeded by the tenant as per the Residential Lease Agreement. Failure to do so will result in a breach of agreement being issued to the tenant/s. Should the tenant not be able to rectify this breach within the given time frame, a gardener can be employed at the tenant/s expense.

The tenant is aware that it is their responsibility to maintain/replace/repair all reticulation parts (sprinklers and risers) and that it is the lessors responsibility to maintain/replace/ repair the

reticulation pipes underground, unless there is evidence of damage by tenants or visitors to the property.

The tenant/s is aware not to park any boat, trailer or vehicle on the lawns of the property. Failure to meet this condition could result in the tenant being liable for repairs to sprinklers, reticulation pipes and lawns damaged from this action.

The tenant/s is aware that the rent will be reviewed every six (6) months and the rent can be increased at this point in accordance with current market values (CPI). The tenant is also aware that 60 days notice from the agent will be given prior to the rent being increased.

The tenant/s are aware that it is their responsibility to test the working condition of the hard wired smoke alarms and RCD's and to report any maintenance issues to the owner immediately. Tenants are to replace the Battery every year on August the 1st where required.

The tenants agree to only keep licensed vehicles with current registrations at the property and no repair works, stripping, or parts storage are to occur at the property.

The tenants agree to give the lessor/property manager a minimum of thirty (30) days notice in writing of their intentions to vacate the premises for a fixed term lease. Failure to do so will result in the tenant being charged rent and being held responsible for the property as per the standard terms and conditions of the residential tenancy agreement, including annexure to schedule, until the 30 days notice in writing is received and expires.

The tenants agree to give the lessor/property manager a minimum of twenty one (21) days notice in writing of their intentions to vacate the premises for a periodical lease. Failure to do so will result in the tenant being charged rent and being held responsible for the property as per the standard terms and conditions of the residential tenancy agreement, including annexure to schedule, until the 21 days notice in writing is received and expires.

The tenant is aware and accepts that the lessor will be sending all receipts by email and the tenant agrees to check their email account every couple of days for any correspondence sent. The lessor will accept no liability for the tenant not receiving correspondence if an email was sent. It is the tenants responsibility to advise of any changes to your email address. (Refers to section 9B of the Electronic Transactions Act 1999)