

RESIDENTIAL TENANCY APPLICATION

W.B SIMPSON & SON

30 Errol Street,
North Melbourne VIC 3051
Ph: 03 9328 1213 Fax: 03 9329 9030
E: leasing@wbsimpson.com.au

W.B. Simpson & Son
SINCE 1872

A. Rental Property Address

1. Address

Please complete one application per person

2. Preferred Commencement Date

Day Month Year

3. Term

Years Months

4. Rental Amount

\$ Per Week

B. Applicant Details

5. Name

First Name Middle Name
Surname

6. Contact Details

Home Phone Number Work Phone Number
Mobile Phone Number Email Address

7. Other Applicant Names (All adults to reside at the property must be listed)

1. 2.
3. 4.

8. Number of People to Occupy

Adults Children
Pets Y/N Type of Pet / Breed Inside / Outside

9. Identification (photocopy MUST be attached)

Drivers Licence State Issued
Alternative Identification
Passport No Country

10. Current Address

Postcode

C. Current Landlord/Agent

If you are not currently renting go to Q12

11. Name of current Estate Agent/Private Landlord (please circle)

Contact Person / Agent

Work Phone Number Home Phone Number
(If private landlord)

Mobile Phone Number Current Weekly Rental \$

Length of Tenancy Years Months

Reason for Moving

(If you are currently renting from a private landlord please provide a copy of the lease agreement or formal written reference)

12. Details if Home Owner

This home is to be

Sold

Rented

Retained

(please circle)

Details of Selling/Leasing Agent

Agent Name

Contact

Work Phone Number Mobile Phone Number

Sale Amount / Rental Amount \$

How long have you owned this property Years Months

Reason for Moving

Other Comments

D. Previous Landlord/Agent Details

13. Previous Address

Postcode

14. Previous Landlord/Agent (If you were not renting go to Questions 15)

Contact Person / Agency

Work Phone Number Mobile Phone Number

Weekly Rental \$ Length of Tenancy Years Months

Reason for Moving

(If you have previously rented from a private landlord please provide a copy of the lease agreement or formal written reference)

15. Details if Home owner

Was your home Sold Rented Retained (please circle) Sale Price/Rental Amount \$

Details of Selling/Leasing Agent

Agent Name

Contact Phone

Length of Stay Years Months

Reason for Moving

E. Employment

16. Current Employer

(Please provide copies of payslips or relevant supporting documents if possible)

Employer Name Your Position

Employment Address

Postcode

Phone Number

Employed Since Income \$ p/w after tax

Full Time

Part Time

Casual

(please circle)

If Self Employed:

Accountant's Name Contact Number

Type of Business ACN

Do you have any other source of Income Yes/No. (Please Circle)

Income \$ p/w after tax Source

17. Previous Employer

Employer Name Phone

Position Employment Period

Full Time Students please complete

Course Name

Campus

Campus Contact

Enrolment Number

Photocopy of student card must be supplied

F. References (Not next of Kin)

18. Professional Reference

Name Phone No

19. Personal Reference

Name Phone No

Relationship to you

G. Emergency Contact (Not residing with you)

Next of Kin Relationship

Phone No

H. Tenancy Disclosure Statement

The information on this form is being collected by the W.B Simpson & Son agent named in this application. It is a condition of application for tenancy that you consent to the collection and use of your personal information by W.B Simpson & Son. We require this information so that we may consider your application to tenant/lease a property. We may provide this information and any or all of the information provided to us by any party to any third parties including Landlords, Landlords Agents and Solicitors and various government or statutory authorities in the interests of openness and transparency between all parties concerned. We may also contact personal and credit referees you nominate and exchange personal information according to normal commercial practice. Your personal information will be added to our database and may be used for the secondary purpose of providing you with further information about properties and services offered by W.B Simpson & Son. It is your responsibility to ensure information you provide to us is correct at all times.

I. National Tenancy Database Disclosure Statement

You can contact National Tenancy Database Pty Ltd (ABN 65 -79105025)(NTD) by

Telephone: (03) 8629 1608
Facsimile: (03) 8629 1650
Address: P.O. Box 13294 George St, Brisbane QLD 4003
Website: www.ntd.net.au

PRIMARY PURPOSE

NTD collects your personal information to provide to its members and others listed below, historical tenancy and public record information on individuals and companies who/which lease residential and commercial property from or through licensed real estate agent members of NTD. NTD also provides credit information on companies / directors applying for commercial leases.

The real estate agent / property manager will advise NTD of your conduct throughout the lease / tenancy, and the information will form part of your tenant history.

NTD usually discloses information to:

- Licensed real estate agent members
- NTD'S parent company, Collection House Limited
- ABN 74 101 230 716 and its subsidiaries and related entities
- Credit Bureaus

If your personal information is not provided to NTD the real estate agent / property manager will not be able to carry out their professional responsibilities and will not be able to provide you with a lease / tenancy of the premises.

Applicant

Signature

Print Name

J. Declaration

1. I acknowledge that this is an application to lease this property and that my application is subject to the owners approval and the availability of the premises on the due date. No action will be taken against the Landlord or Agent if the application is unsuccessful or should the premises not be ready for occupation on the date for whatever reason.

2. The tenant is responsible for the connection and payment of gas, electricity, telephone and water consumption. I acknowledge that I am responsible to turn the main power switch off before power is connected.

3. The tenant acknowledges that the premises are a "Smoke Free Zone" and will ensure they and their invitees do not smoke inside the premises.

4. I acknowledge that I have read and understood the privacy statements on this page.

5. During my inspection of this property I found it to be in reasonably clean condition and I accept the property in the current condition.

If this is not the case, please indicate any items you would like attended to prior to your tenancy. I acknowledge that these items are subject to the owners approval:

Signed

Name

Date

Please note, should your application be successful you will be required to sign a lease within 24 hours of approval providing a payment for your first months rental and your bond.

Where did you first see the property advertised	Leasing Consultant	<input type="checkbox"/>	Lease Board	<input type="checkbox"/>	Relocation Consultant	<input type="checkbox"/>
	Internet	<input type="checkbox"/>	Rent List	<input type="checkbox"/>	Other	<input type="checkbox"/>

K. Free Utility Connections



MAKES MOVING EASY

Direct Connect is a FREE service that can connect you to the following utilities and services in your new home

Electricity
Phone

Cleaners
Removalists

Broadband
Pay TV

Truck Hire

 YES

I consent to:

- W.B SIMPSON & SON providing my personal information to Direct Connect including name, address, email and phone number.
- Direct Connect contacting me in relation to my utilities and service connections.
- Direct Connect obtaining metering information for the premises I am moving to.

Applicant 1

Signature	Date
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Applicant 2 (if applicable)

Signature	Date
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Name	Phone
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Statement of Information for Rental Applicants

Residential Tenancies Act 1997 Section 145A

Residential Tenancies Regulations 2021 Regulation 55

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.

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilizce anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numaralı telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danışma Memuru ile görüşmelerini isteyiniz.

Vietnamese Nếu quý vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa phương) và yêu cầu được nối đường dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ako vam je teško da razumete engleski, nazovite Službu prevodilaца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic ባለሙያዎች በብዙ ባህሪዎች ላይ ባለሙያዎች (TIS) በብዙ ባህሪዎች 131 450 (በባለሙያዎች ላይ ባለሙያዎች) በብዙ ባህሪዎች 1300 55 81 81 በብዙ ባህሪዎች በብዙ ባህሪዎች

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی (TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essere messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.