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Pre-Application Information

Thank you for your enquiry regarding our available rental properties. To assist you in the process of applying for a property to lease with our Agency, we provide the following information:

Application Process

- Applicants are required to inspect the premises prior to final approval of the Application
- Complete an Application Form – one per Adult Applicant who will be named on the lease
- Include evidence of income eg: Pay slip, Accountant letter, Centrelink or Scholarship documents
- Provide and attach photocopies of documents **required to meet 100 points of identification** as the guide shows below.

**You must provide one of the items in bold type*

Please be aware that Bond Transfers are NOT an option. Applications that are incomplete cannot be processed.

100 Points - Option List

Passport	40 points*	Bank or Credit Card Statements	30 points each
Current Drivers License	40 points*	Recent Telephone Account	30 points
Proof of age card	40 points*	Recent Electricity Account	30 points
Student ID	40 points*	Recent Gas Account	30 points
Tenancy History Ledger	40 points*	Medicare Card	10 points
Previous 4 rent receipts	40 points*	Birth Certificate	10 points

Please Also Attach the Following Documents

Proof of rental history:	Printout of tenancy history <u>or</u> Last four rental receipts
Proof of current address:	Utility statements <u>or</u> Council rates notice
Proof of income:	3 previous pay slips <u>or</u> Bank statement <u>or</u> Tax returns if self-employed

Agency Process

Applications

When you find a suitable property, it is a requirement that every prospective occupant complete an application form. The application form cannot be processed unless all required information is supplied to our agency. Please refer to the application as to what information will be required. The applicant acknowledges that their name will be searched in TICA (a tenancy database) and the information provided by TICA may be used in the approval process of this application.

Application processing time frame

Upon submitting a fully completed application form, the required processing time will be 24-48 hours. Please ensure you have provided accurate details to enable us to efficiently process your application.

Successful applications

If your application is successful, you will be contacted via email. Within 24 hours of an approved application we require a holding deposit equivalent to 1 weeks rent to be paid.



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

- | | |
|-------------|-------------|
| Electricity | Cleaners |
| Phone | Removalists |
| Broadband | Truck Hire |
| Insurance | Pay TV |

YES

- I/we consent to LJ Hooker Yamba providing my personal information details to Direct Connect which will include my name, address, email and phone number to be contacted in relation to my/our utilities and service connections
- This includes obtaining metering information for the premises I am moving to

Signature

Date



For your application to be processed you must complete all sections

Property Address:

Applicant Details

Full Name
Have you been known by any other name? Yes / No
If Yes, what other name have you been known by?
Have you any dependants? Yes / No Dependents Name/s
Age /s of Dependants Total number of applicants applying for property
Drivers Licence Number or Passport Number State Date of Birth
Registration Number of Vehicle/s Number of Cars
Are you a Smoker Yes / No

Contact Details

Current Address
Phones: Work Home
Mobile Email

Current Agent / Lessor / Landlord Are you employed?

Current Agent/Lessor Yes / No Full time / Casual / Part Time / Centrelink / Contract /
Time period at premises Years Occupation
Phone Net weekly Income \$
Rent per week \$ Length of Employment
Current Landlord Name of Employer
Phone Email Phone
Previous Agent/Lessor Address of Employer
Phone Email

Previous Landlord If Self Employed

Previous Address Business Name
How long self-employed?
Rent per week \$ ABN

Pets – List any pets

Number of Pets Address of Business
Type of Pet/s Accountant's Name
Are your pets registered with the council? Yes / No Phone
Please state which council

Please attach a photo of your pet with your application



Name of Applicant _____

For your application to be processed you must complete all sections

If you are a Student, what University, TAFE or School do you attend?

Student Identification Number _____ Overseas Student Yes / No _____ Visa Expiry Date _____
Next of Kin (Please provide details of preferred person to be contacted in the event of an emergency) _____
Name _____ Contact Number/s _____
Address _____

Personal References (Please do not list relative or partners and provide business hours contact numbers)

Name _____
Relationship _____ Contact Number/s _____
Address _____
Name _____
Relationship _____ Contact Number/s _____
Address _____

Please advise the following by selecting YES or NO

Have you ever been evicted by any agent / lessor? Yes | No
Is there any reason known to you that would affect your ability to pay rent? Yes | No
Was your rental bond at your last address refunded in full? Yes | No
Are you in debt to another agent / lessor? Yes | No
Please advise what deductions were made from your rental bond: and / or WHY are you in debt to your past agent / lessor?

I hereby offer to rent the property from the owner under a lease to be prepared by the Agent. Should this application be accepted by the landlord I agree to enter into a Residential Tenancy Agreement. I acknowledge that this application is subject to the approval of the owner/landlord. I declare that all information contained in this application (including the reverse side) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt. I authorise the Agent to obtain personal information from: (a) The owner or the Agent of my current or previous residence; (b) My personal referees and employer/s; (c) Any record listing or database of defaults by tenants such as TICA for the purpose of checking your tenancy history; I am aware that I may access my personal information by contacting - TICA: 1902 220 346 If I default under a rental agreement, I agree that the Agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties I may apply for in the future. I am aware that the Agent will use and disclose my personal information in order to: (a) communicate with the owner and select a tenant (b) prepare lease/tenancy documents (c) allow tradespeople or equivalent organisations to contact me (d) lodge/claim to/from a Bond Authority (e) refer to Tribunals/Courts & Statutory Authorities (where applicable) (f) refer to collection agents/lawyers (where applicable) (g) complete a credit check with TICA.

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Agent cannot provide me with the lease/tenancy of the premises.

I wish to undertake a tenancy for a period of _____ to commence on the _____ at a rental price of \$ _____ I understand that I am to pay a rental bond of \$ _____ on or before I take possession of the premises and sign a tenancy agreement.

Please select YES or NO

The customer acknowledges that one application form has to be completed per person applying. Yes | No
The customer acknowledges that they have received the Privacy Policy of the agent. Yes | No
The customer acknowledges that both the lessor and tenant are bound by this application immediately on communication of the lessor's or his agent's acceptance of it. Yes | No

Name of Applicant _____

Signature _____ Date _____