

# RESIDENTIAL RENTAL APPLICATION

PhilipWebb Rentals Pty Ltd , 483 Whitehorse Road, Mitcham, 3132  
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# PhilipWebb

## A. Rental Property Address

Preference 1  Rent per week \$   
Preference 2  Rent per week \$   
Preferred Commencement date  /  /  Preferred Term  Years  Months

## B. Applicant Details

First name/s  Surname   
Other Applicant Names (All occupants over 18 to reside at the property must be listed below and submit an application)  
1.  2.   
3.   
Number of people to Occupy property: Adults  Children

## C. Identification (For the purpose of confirming identity when completing a NTD check)

Date of Birth  /  /  Car Registration   
Drivers Licence No  State  Expiry Date  /  /   
Passport Number  Country  Expiry Date  /  /

## D. Current Address

Contact details   
Ph home  Ph mobile   
Ph work   
Email

## E. Current Living Arrangements

I am currently  Renting through a Private Rental Provider or Agent Go to Section F  
 Owner of Current Address Go to Section G  
 Living with Friends/Parents/Family Go to Section H  
 Other (please specify)

## F. Renting

Name of current Agency / Private Rental Provider   
Contact person/agent  Contact number   
Email address  Fax Number   
Current monthly rent \$  Length of Rental Agreement  Years  Months   
Reason for moving   
**If renting from a private Rental Provider, please provide a copy of the rental agreement, receipts and a written reference**

**connectnow.**

We get things sorted.

Moving made easier

Connectnow makes moving easier for you by sorting your essential home moving needs quickly and easily in one simple phone call. Our services include electricity, gas, internet, pay TV, home phone connections and much more. Plus, our home moving service is free – it's our way of ensuring your move is as seamless as possible. We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

Yes, I accept the Terms. Please call me to connect my new services.

**PRIVACY CONSENT AND TERMS.** By signing this form you consent and agree to the following:

Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third-party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third-party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing info@connectnow.com.au. To the extent permitted by law and except where expressly guaranteed, connectnow are not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may receive commissions or fees from your selected retailer(s), and your real estate agent may also receive commissions or fees from connectnow, in each case for arranging provision of the requested services. The value of commissions or fees may vary from time to time and may differ depending on which retailer is selected. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third-party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

Signature:

Date:

PM ID:

## DECLARATION

I hereby offer to rent the property from the Residential Rental Provider under a rental agreement to be prepared by the Agent. Should this application be accepted by the Residential Rental Provider, I agree to enter into a Residential Rental Agreement. I acknowledge that this application is subject to the approval of the Residential Rental Provider. I declare that all information contained in this application is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt.

## CONSENT TO USE AND DISCLOSURE OF PERSONAL INFORMATION

I authorise the Agent to obtain personal information about me from:

- The owner or Agent of my current or previous residences;
- My personal referees for this application
- My current and past employers;
- Any person who maintains any record, listing or database of defaults by Renters

and I authorise and consent to each of those persons providing requested personal information about me to the Agent. If I default under the rental agreement, I agree that the Agent may disclose details of any such default to a rental database and to agents/Residential Rental Providers of properties I may apply for in future in accordance with S439 of the Residential Tenancies Act (1997.)

I am aware that the Agent will use and disclose my personal information in order to:

- make a decision whether or not to accept this rental application
- communicate with the Residential Rental Provider and select a Renter
- prepare rental agreement/rental documents
- allow tradespeople or other persons authorised by Philip Webb to contact me for the purposes of carrying out inspections, valuations, appraisals, repairs and/or maintenance on a property rented by me
- lodge/claim/transfer to/from a Bond Authority
- undertake and/or enforce legal process/decisions of a Tribunal/Court
- instruct collection agents/lawyers with respect to rental or other similar rental-related arrears (where applicable)
- complete a credit check with a residential rental database provider
- transfer water account details into my name

I am aware that if information is not provided or I do not consent to the uses to which personal information is put, the Residential Rental Provider will not grant me a rental agreement of the premises.

I am aware that Philip Webb's Privacy Policy contains information about access to the personal information that Philip Webb holds about me, how to seek correction of such information, how to complain about a breach of the Australian Privacy Principles; how Philip Webb will deal with such a complaint; and that the Privacy Policy can be viewed without charge at [www.philipwebb.com.au](http://www.philipwebb.com.au)

DECLARATION AND EXECUTION: By signing this application, you:

- Acknowledge and accept Connectnow's Terms and Conditions (which are included in this application.)
- Invite Connectnow to contact you by any means (including by telephone or SMS even if the Customer's telephone number is on the Do Not Call Register) in order to provide Connectnow's services to you, to enter into negotiations with you relation to the supply of relevant services as an agent for the service providers, and to market or promote any of the services listed above. This consent will continue for a period of 1 year from the date the Customer enters into the Agreement.
- Consent to Connectnow using the information provided by you in this application to arrange for the nominated services, including by providing that information to service providers for this purpose. Where service providers are engaged by you, they may use this information to connect, supply and charge you for their services.
- Authorise Connectnow to obtain National Metering Identifier and I or the Meter Installation Reference Number for the premises you are moving to.
- Agree that, except to the extent provided in the Terms and Conditions, Connectnow has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
- Acknowledge that Connectnow may receive a fee from service providers, part of which may be paid to the real estate agent or to another person, and that you are not entitled to any part of such fee.

By signing this application form, I warrant that I am authorised to make this application and to provide the invitations, consents, acknowledgments, authorisations and other undertakings set out in this application on behalf of all applicants listed on this application.

Signature:

Date:

Full Name \_\_\_\_\_

# PhilipWebb

## ACCEPTANCE OF TERMS OF RENTAL AGREEMENT

I acknowledge that this is an application to rent this property and that my application is subject to the Residential Rental Provider approval and availability of the premises on the due date. No action will be taken against the Residential Rental Provider or Agent if the application is unsuccessful or should the premises not be available for occupation on the due date for whatever reason.

- I acknowledge that it is the Renters responsibility to check with the telephone provider before proceeding with the rental agreement to confirm the status of the telephone line
- I acknowledge the Renter is responsible for connection and payment of gas, electricity, telephone and water usage. The Renter is also responsible for ensuring the main switch is in the off position for power connection.
- I acknowledge that the premises are a "Smoke Free Zone" and will ensure that I, other occupants and/or invitees do not smoke inside the premises.
- I acknowledge that I have read and understood the privacy statements contained on this application form.
- I confirm this application is submitted on the basis that future rent is paid by direct debit.
- I consent to receiving Residential Tenancies Act Section 439 information via the means of an electronic communication
- Should the Residential Rental Provider accept this application, I confirm that the rental agreement must be signed and full payment made within 48 hour or the Residential Rental Provider reserves the right to withdraw their acceptance and offer the property to other applicants.
- I confirm that I have personally inspected the property & it was in a reasonably clean condition at the time of inspection 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 commencement of rental agreement. (You hereby acknowledge that these items are subject to the Residential Rental Provider's approval.)*

## DATABASE NOTIFICATION

Philip Webb utilises the following residential rental database companies to check the rental history of all applicants. If you wish to contact these organisations, their details are:

### NATIONAL TENANCY DATABASE

1300 526 836  
[www.ntd.net.au](http://www.ntd.net.au)

### TICA

1902 220 346  
[www.tica.com.au](http://www.tica.com.au)

I confirm that I have been notified of the tenancy database contact details & the reason for use.

**Would you like to keep a copy of your application form?**

**Yes / No**

Signature:

Date:

### G. Details if Home Owner

This home is to be (circle one)  SOLD  RENTED  RETAINED  OTHER

Details of Agency  Agent's name   
Contact office no  Sale/rental amount   
How long have you owned the home?  Years  Months Reason for moving

**Please provide a copy of Council rates notice to verify proof of ownership of this property**

### H. Living with Friends/Family/Parents

Name of contact  Mobile   
Work ph number  Email address   
Monthly rent \$  Length of agreement  Years  Months  
Reason for moving

### I. Previous Living Arrangements

Previous Address   
Circle One  RENTED  LIVED WITH FRIENDS/FAMILY  RENTAL PROVIDER  OTHER

Name of Agency or Private Rental Provider (circle)   
Contact person/agent  Contact number   
Email address   
Monthly rent \$  Length of time  Years  Months  
Reason for moving

**If renting from a private Rental Provider, please provide a copy of the rental agreement, receipts and a written reference.**

### J. Pets

Pets Yes  / No  Number of pets  Age of Pet   
Type of pet  Breed of Pet

**A pet application form must be completed and attached** (available from our office or [www.philipwebb.com.au](http://www.philipwebb.com.au))

### K. Current Employment Details

I am currently  Employed  Self Employed  Student  Retired/ Unemployed/ Other  Social Security Benefits

Go to Section L  
 Go to Section M  
 Go to Section N  
 Go to Section O  
 Go to Section P

### L. Current Employment details

Current employer  Your occupation   
Business name  Address   
Employer contact name  Office number   
Length of employment  Years  Months Full time / Part time / Casual (circle one)  
Net income \$  per week \$  per month

**PROOF OF CURRENT INCOME IS COMPULSORY (3 most recent wage slips)** Photocopies to be attached to application. If you have been in your current role for 3 months or less, please provide 6 months of Personal or Savings Bank Statements without daily transactions.

### M. Self Employed

Name of business  Occupation   
Type of business  ACN   
Accountant's name  Phone no   
How long have you run this business?  
Do you intend to run any part of your business from home? Yes  / No

**Please provide 6 months of recent Personal or Savings Bank Statements without daily transactions**

**N. Student**

Place of study  Name of course undertaken   
 Course length  Student/enrolment number  Course coordinator name   
 Phone no  Source of income  Income per month \$   
 Parents name/s  Parents contact phone number   
 Parents address (in Australia or overseas)

Please provide the following:

Copy of visa (if applicable)

6 months of Australian Bank Statements

Copy of enrolment and course details

**O. Retired/ Unemployed/ Other**

Referee name  Occupation   
 Relationship to you  Phone number   
 Referee name  Occupation   
 Relationship to you  Phone number

Please provide 6 months of your most recent personal bank statements/ savings accounts or proof of regular income

**P. Social Security Benefits**Pension type  \$  per week \$  per fortnight

Please provide copies of your social security statements

**Q. Previous Employment details**

Previous employer  Your occupation   
 Business name  Address   
 Employer contact name  Contact number   
 Length of employment  Years  Months  Full time/Part time/Casual (please circle)  
 Net income \$  per week \$  per month

**R. Next of Kin**

Name  Occupation   
 Relationship to you  Phone number

**S. Other information**Do you currently own an investment property?  Yes /  No

Emergency contact (not living with you) Full name  Relationship to you   
 Address  Contact phone number

**ID REQUIRED (100 points required), photocopies MUST be attached to application**

Drivers License	50 points	Passport	50 points
Proof of age card	50 points	Copy of gas/water/electricity bill	30 points
Medicare card	20 points	Copy of mobile phone account	20 points
Student ID or Concession card	10 points		

**HOW DID YOU FIND OUT ABOUT THIS PROPERTY? (PLEASE TICK)** RENT LIST INTERNET OFFICE FOR RENT BOARD

Any extra notes/comments:

**Please note, should your application be successful you will be required to sign a rental agreement within 24 hours of approval and provide payment for your first months rental and your bond. We do not accept personal cheques, company cheques or cash for these initial payments.**

## FORM 3

### Residential Tenancies Act 1997 (Section 29C) (Regulation 14)

#### STATEMENT OF 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/](http://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/](http://humanrightscommission.vic.gov.au/) or by calling 1300 292 153.