



LUXE

PROPERTY

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TENANCY APPLICATION FORM

For your application to be processed you must have viewed the property & completed all sections

PROPERTY DETAILS

Address:

Rental: \$.....pw \$.....pcm Bond: \$.....

Commencement Date:

Lease Term:.....months Have you applied for another rental property? Yes/No

No. of occupants: Adults..... Children..... Ages.....

Pets: Yes/No How many?.....Breed & Type.....

PERSONAL DETAILS

Title: Mr Ms Miss Mrs Other.....

Surname:

Given Name/s:

Phone: (W).....(H).....(M).....

(F)..... Email

Date of Birth:...../...../..... Own Car? Yes/No Registration:.....

Drivers License No:..... Exp/..... (copy must be attached & legible) **OR**

Passport No:..... Exp...../..... (copy must be attached & legible)

**** All applicants will be required to attach 100 points of ID – Refer to last page for clarification****

Current Address:

How long at this address? Years..... Months.....

Reason for leaving?

Landlord/Agent:..... Contact no:.....

Landlord/Agent Email (if not in Australia):.....

Rent Paid: \$.....pw \$..... pcm

Previous Address:.....

How long at this address? Years..... Months.....

Reason for leaving?.....

Landlord/Agent:..... Contact no:.....

Landlord/Agent Email (if not in Australia):.....

Rent Paid: \$.....pw \$... pcm

Was bond refunded in full? Yes/No If no, why not?

EMPLOYMENT DETAILS **Please provide a copy of a Payslip or Group Certificate

Occupation:.....
(If self employed, please provide Accountant details)

Name of Employer:.....

Address:.....

How long employed there? Years..... Months..... Gross Income: \$.....Per Annum

Contact person:..... Contact PH:.....

Contact Email (if not in Australia):.....

Name of Previous Employer:.....
(If self employed, please provide Accountant details)

How long employed there? Years..... Months.....

Address:.....

Contact person:..... Contact PH:.....

Contact email (if not in Australia):.....

REFERENCES

(1) Name:.....

Relationship to applicant:.....

Contact: (W).....(H).....(M).....

Contact Email (if not in Australia):.....

(2) Name:.....

Relationship to applicant:.....

Contact: (W).....(H).....(M).....

Contact Email (if not in Australia):.....

Emergency Next of Kin: (Must be a family member not living with you)

Name:.....

Relationship:.....

Address:.....

Contact: (W).....(H).....(M).....

Contact Email (if not in Australia):.....

I acknowledge that this application is subject to the approval of the Owner/Landlord. I declare that all information contained in this application form is true and correct and given of my own free will. I declare that I have inspected the premises.

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

If I default under a rental agreement, 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 organisations/tradespeople to contact me
- (D) Lodge/Claim/Transfer to/from the Residential Tenancies Bond Authority
- (E) Refer to Tribunals/Courts & Statutory Authorities (where applicable)
- (F) Refer to collection Agents/Lawyers (where applicable)

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 am aware that I may access personal information on the contact details above.

Signature:.....

Date:/...../.....

Please attach **100 points** of legible ID as detailed below when submitting your application form:

Drivers License.....	50 points each
Passport.....	50 points
Proof of Age Card.....	50 points
Student ID.....	50 points
Rates Notice.....	50 points
Copy of recent utility account.....	30 points
Copy of recent telephone account.....	30 points
Concession or Pension Card.....	10 Points

Residential Tenancies Act 1997 (Section 29C) VIC

RTA - S29C Residential rental agreement application forms must include prescribed information

A residential rental provider or that person's agent must not provide a person with an application form to apply to enter into a residential rental agreement unless the application form includes a statement that contains the prescribed information.

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/ 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.