

OFFER AND ACCEPTANCE TO LEASE

RENTAL PREMISES:

Applicant:

ABN No (If Applicable):

Applicant's Address:

Postal Address:

Contact Name:.....Telephone:.....

Mobile:.....Fax:.....

Email:

Guarantors' Name & Addresses & Telephone Numbers (If Applicant a company name)

1.....

2.....

Business References (Name and Telephone Numbers)

1.....

2.....

Intended Registered Trading Name:.....

Fixtures, Furniture & Chattels (if any):.....

Term of Lease:

Further terms:.....

Commencement Date of Rental:

Rent Free Period (if applicable):

Monthly payment of rental: \$

Rates, Taxes, Other Outgoings & Charges to be paid by Lessee:.....

Permitted Use of the Premises:.....

Security Deposit: \$.....

Rent reviews:.....

Proposed nature of business

Amendments/Changes required to building:

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Any further requirements/comments:.....

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PLEASE NOTE:

- This application is subject to the Owners Approval.
- The Applicant offers to lease the premises for the term and at the rent and subject to the provisions contained in the lease.
- In consideration of you agreeing to accept the Applicant's offer the Guarantors (if any) agree to be bound by the guarantee contained in the lease.
- A deposit (equal to one months rent) to hold the property must be paid within 24 hours of approval. The full months rent must be paid prior to moving in.
- First months rent must be paid as cash or bank cheque payable to Ray Mascaro & Co. Pty. Ltd. (no personal cheques).
- Keys will be given only after the lease is signed and all rent and bond paid.
- I/We declare that the information supplied is true and correct and agree that the agent is permitted to make independent enquiries and credit checks to provide information to the landlord for the purpose of assessing my/our eligibility to rent the property.

Signature of Applicant:..... Date:..... /..... /200.....

100 CHECK POINTS

**BEFORE ANY APPLICATION WILL BE CONSIDERED,
EACH APPLICANT MUST ACHIEVE A MINIMUM OF 100 CHECK-POINTS**

- You must provide at least 3 forms of identification for yourself from the list below.
- You should provide one (1) form of identification from each list.
 - If nothing can be provided from list 2, difference of points must be made up in list 3.

LIST 1

DRIVERS LICENCE/ PASSPORT	50 POINTS
IMMIGRATION VISA	40 POINTS
PENSION/HEALTH CARE CARD/STUDENT ID CARD	10 POINTS

LIST 2

REFERENCE FROM LANDLORD/AGENT	30 POINTS
LAST 4 RENT RECEIPTS	30 POINTS
GOVERNMENT SUPPORT REFERENCE	30 POINTS
HOME OWNER/LAND RATES	30 POINTS

LIST 3

CURRENT BANK STATEMENT	30 POINTS
CENTRELINK STATEMENTS	20 POINTS
LAST 2 EMPLOYMENT PAYSLEIPS	20 POINTS
CURRENT REFERENCE FROM EMPLOYER	20 POINTS
CURRENT REFERENCE/CONFIRMATION FOR UNI ENROLMENT	10 POINTS
CURRENT MOTOR VEHICLE REGISTRATION PAPERS	10 POINTS
COPY OF UTILITY ACCOUNT WITH RECEIPT	10 POINTS

**Should you be unable to meet the 100 Check Point criteria,
please speak to the property manager.**

Application For Tenancy Privacy Act. 1988 Collection Notice

The personal information you provide on this application or collected from other sources is necessary for the Agent to verify the applicant's identity, to process and evaluate the application and to manage the tenancy.

Personal information collected about the Applicant in this application and during the course of the tenancy (if application is successful) may be disclosed for the purpose for which it was collected to other parties including the landlord, referees, other agents, trades persons, debt collectors and third party operators of tenancy reference database.

Information already held on tenancy references databases may also be disclosed to Agent and/or Landlord.

If the Applicant enters into a Residential Tenancy Agreement, and if the applicant/s fails to comply with their obligation under that agreement, that fact and other relevant personal information collected about the applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference database and/or other agents.

If the applicant would like to access the personal information the Agents holds, they can do so by contacting :

*Ray Mascaro & Co. Pty Ltd
Licensed Estate Agents
226c Broadway Reservoir Vic. 3073*

Tel: 9460-7422 Fax: 9460-7634 Email: rentals@raymascaro.com.au

If the information is not provided, we may not be able to process the application and manage the property.

If you would like to access your personal information you can do so by contacting us using the details provided above.