Living Melbourne
PROPERTY

Residential Rental Application Form

Living Melbourne Property

Office: 425 Smith Street, Fitzroy VIC 3065
Tel: 03 9113 7911
Email: enquiries@livingmelbourne.com.au
Web: livingmelbourne.com.au

Applicant Name:

Property Address:

425 Smith Street, Fitzroy VIC 3065
03 9113 7911
enquiries@livingmelbourne.com.au
livingmelbourne.com.au

Please note: Mention of **"RRP"** throughout this form refers to **"Residential Rental Provider"**

Please provide us with 100 POINTS of Identification (you must include at least ONE of the items in **bold***)

ITEM	POINTS	ITEM	POINTS
☐ **Current Driver's Licence***	**50**	☐ Copy of Mobile Phone Account	20
☐ **Passport***	**50**	☐ Copy of Medicare Card	20
☐ **Proof Of Age Card***	**50**	☐ Concession / Pension Card / Credit Card	10
☐ Student ID Card	50	☐ Copy of Electricity/Gas/Water Account	20 each

PROOF OF INCOME

Please also provide proof of income ie:

☐ **Recent Pay Slip**, ☐ **Centrelink Income Statement** &/or ☐ **Proof of Current Bank Balance** (no listed transactions)

PROPERTY DETAILS

1. What is the address of the property you would like to rent?

1st Preference: _____

Rent per week: $ _____ Bond: $ _____

2nd Preference: _____

Rent per week: $ _____ Bond: $ _____

2. Preferred rental commencement date: ____/____/____

3. Preferred rental term: _____ Months _____ Years

4. No. of occupants for this property?

Adults _____ Children _____ Ages of Children _____ Vehicles _____

5. Please provide details of any pets:

1. Breed/Type: _____ Council registration number: _____
2. Breed/Type: _____ Council registration number: _____
3. Breed/Type: _____ Council registration number: _____

FREE UTILITY CONNECTION SERVICE

myconnect®
a really smart move

MyConnect will contact you to connect your utilities for FREE

Select your required utilities:

☑ Water (Compulsory) ☐ Electricity ☐ Gas
☐ Internet ☐ Phone ☐ Pay TV

Unless I have opted out of this section, I/we:
Consent to the disclosure of information on this form to myconnect ABN 65 627 003 605 for the purpose of arranging the connection of nominated utility services; consent to myconnect disclosing personal information to utility service providers for the stated purpose and obtaining confirmation of connection; consent to myconnect disclosing confirmation details (including NMI, MIRN, utility provider) to the Real Estate Agent, its employees and myconnect may receive a fee/incentive from a utility provider in relation to the connection of utility services; acknowledge that whilst myconnect is a free service, a standard connection fee and/or deposit may be required by various utility providers; acknowledge that, to the extent permitted by law, the Real Estate Agent, its employees and myconnect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection or provision of, or failure to connect or provide the nominated utilities. I acknowledge that myconnect record all calls for coaching, quality and compliance purposes.

agl origin EnergyAustralia momentum energy OPTUS dodo iPrimus TPG foxtel Europcar WHIZZ CHU

☐ **OR Tick here to opt out**

1300 854 478 enquiry@myconnect.com.au myconnect.com.au

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FIRST APPLICANT

SECOND APPLICANT

PERSONAL DETAILS - Applicant 1

6. Please provide your details

First Name: _____

Last Name: _____

Drivers Licence No: _____

Expiry: _____ State: _____

Car Registration: _____

Passport No: _____

Passport Country: _____ Expiry: _____

Pension No: (if applicable) _____

Pension Type: (if applicable) _____

7. Please provide your contact details

Phone: (H) _____ (M) _____

Fax: _____

Email: _____

8. Are you a smoker?

Yes ☐ No ☐ Outside only ☐

PERSONAL DETAILS - Applicant 2

6. Please provide your details

First Name: _____

Last Name: _____

Drivers Licence No: _____

Expiry: _____ State: _____

Car Registration: _____

Passport No: _____

Passport Country: _____ Expiry: _____

Pension No: (if applicable) _____

Pension Type: (if applicable) _____

7. Please provide your contact details

Phone: (H) _____ (M) _____

Fax: _____

Email: _____

8. Are you a smoker?

Yes ☐ No ☐ Outside only ☐

APPLICANT HISTORY - Applicant 1

9. What is your current address?

_____

10. How long have you lived at your current address?

_____

11. Why are you leaving this address?

_____

12. RRP/Agent details of this property (if applicable)

RRP/Agent Name: _____

Phone number: _____

Rental amount: $ _____ per week

13. What was your previous residential address?

_____

14. How long did you live at this address?

_____

15. RRP/Agent details of this property (if applicable)

RRP/Agent Name: _____

Phone number: _____

Rental amount: $ _____ per week

APPLICANT HISTORY - Applicant 2

9. What is your current address?

_____

10. How long have you lived at your current address?

_____

11. Why are you leaving this address?

_____

12. RRP/Agent details of this property (if applicable)

RRP/Agent Name: _____

Phone number: _____

Rental amount: $ _____ per week

13. What was your previous residential address?

_____

14. How long did you live at this address?

_____

15. RRP/Agent details of this property (if applicable)

RRP/Agent Name: _____

Phone number: _____

Rental amount: $ _____ per week

STUDENT INFORMATION - Applicant 1

16. If you are a Student:

Student Identification number: _____

International: Yes ☐ No ☐ Visa expiry: __/__/____

Unemployment Benefit / Allowance per week: $ _____

STUDENT INFORMATION - Applicant 2

16. If you are a Student:

Student Identification number: _____

International: Yes ☐ No ☐ Visa expiry: __/__/____

Unemployment Benefit / Allowance per week: $ _____

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EMPLOYMENT HISTORY - Applicant 1

17. Please provide your employment details

Occupation: _____

Employment type: ☐ Full Time ☐ Part Time ☐ Casual

Employer's name: (inc. Accountant if self employed or institution if student)

_____

Contact Name: _____

Phone: _____

Employment length: _____ Years _____ Months

Net Income: $ _____ per _____

18. Please provide your previous employment details

Occupation: _____

Employer's name: _____

Employment length: _____ Years _____ Months

Net Income: $ _____ per _____

PERSONAL DETAILS - Applicant 2

17. Please provide your employment details

Occupation: _____

Employment type: ☐ Full Time ☐ Part Time ☐ Casual

Employer's name: (inc. Accountant if self employed or institution if student)

_____

Contact Name: _____

Phone: _____

Employment length: _____ Years _____ Months

Net Income: $ _____ per _____

18. Please provide your previous employment details

Occupation: _____

Employer's name: _____

Employment length: _____ Years _____ Months

Net Income: $ _____ per _____

CONTACTS/REFERENCES - Applicant 1

19. Provide a contact in case of emergency (not living with you)

Full Name: _____

Relationship to you: _____

Phone: _____

20. Please provide 2 personal references (not related to you nor friends)

1. Full Name: _____

Relationship to you: _____

Phone: _____

2. Full Name: _____

Relationship to you: _____

Phone: _____

CONTACTS/REFERENCES - Applicant 2

19. Provide a contact in case of emergency (not living with you)

Full Name: _____

Relationship to you: _____

Phone: _____

20. Please provide 2 personal references (not related to you nor friends)

1. Full Name: _____

Relationship to you: _____

Phone: _____

2. Full Name: _____

Relationship to you: _____

Phone: _____

DECLARATION/AUTHORITY

I hereby offer to rent the property from the Residential Rental Provider (RRP) under a lease to be prepared by the Agent. Should this application be accepted by the RRP 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 (including all pages) is true and correct and given of my own free will. I declare that I have inspected the premises and am not bankrupt. I, the renter, accept the property in the condition it was in when inspected.

I authorise the Agent to obtain personal information about me from:
(a) The RRP or the Agent of my current or previous residences;
(b) My personal referees and employer/s;
(c) Any record listing or database of defaults by renters;
Any record listing or database of defaults by renters such as TICA, NTD or TRA for the purpose of checking your renting history. I am aware that I may access my personal information by contacting:
TICA 1902 220 346 I NTD 1300 563 826 I TRA (02) 9363 9244

I am aware that the Agent will use and disclose my personal information within this application in order to:
(a) communicate with the RRP and select a renter
(b) prepare lease/rental documents
(c) allow trades-people or equivalent organisations to contact me
(d) lodge/claim/transfer 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 check with Tenancy Databases
(h) transfer water account details into my name via MyConnect

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/rental of the premises. I am aware that I may access personal information on the contact details above.

Applicant 1 Signature

X

Print Name | **Date**

Applicant 2 Signature

X

Print Name | **Date**

Residential Tenancies Act 1997
(Section 29C)

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.