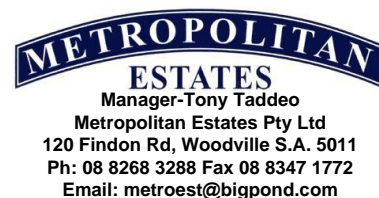


Metropolitan Estates Pty Ltd

For your Application to be processed you must read, understand and answer all questions, and sign and date all relevant sections. This Application CAN become part of a formal Residential Tenancy Agreement if the applicant(s) are advised and approved by Metropolitan Estates Pty Ltd staff. Applicant(s) should consider obtaining Legal advice about their rights and obligations under a Residential Tenancy Agreement.



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

Lease commencement date?	Lease Term?	How many people will normally occupy the property?
Day Month Year	Years Months	Adults Children
<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/>	<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/>	<input style="width: 20px; height: 20px;" type="text"/> <input style="width: 20px; height: 20px;" type="text"/>

APPLICANT 1

1. Please outline your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. E-mail address

What is your current address?

APPLICANT 2

1. Please outline your details

Mr Mrs Miss Ms Dr

Given name/s Surname

Date of Birth Car registration no. & State

Drivers licence/Passport no. Licence state/ Passport country Expiry Date

Pension no. (if applicable) Pension type (if applicable)

Home phone no. Mobile phone no.

Work phone no. E-mail address

What is your current address?

UTILITY CONNECTION- This is a FREE service that connects all your utilities



Direct Connect can help arrange for the connection of the following utilities and other services:

- | | | | | |
|-------------|------------|-------------------|----------|--------|
| Electricity | Gas | Phone | Internet | Pay TV |
| Insurance | Removalist | Truck or van hire | Cleaners | |

Please tick this box if you would like Direct Connect to contact you in relation to any of the above utilities and other services.



This is a FREE service that connects all your utilities and other services.

We guarantee that when you connect with one of our market leading electricity and gas suppliers, your services will be connected on the day you move in. Please refer to Direct Connect's Terms & Conditions for further information.

Once Direct Connect has received this application Direct Connect will call you to confirm your details. Direct Connect will make all reasonable efforts to contact you within 24 hours of the nearest working day on receipt of this application to confirm your information and explain the details of the services offered. Direct Connect is a one stop connection service. Direct Connect's services are free. However, the relevant service providers may charge you a standard connection fee as well as ongoing service charges.

DECLARATION AND EXECUTION: By signing this application, you:

1. Acknowledge and accept Direct Connect's Terms and Conditions (which are included with this application).
2. Invite Direct Connect 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 Direct Connect's services to you, to enter into negotiations with you relating 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
3. Consent to Direct Connect 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.
4. Authorise Direct Connect to obtain the National Metering Identifier and / or the Meter Installation Reference Number for the premises you are moving to.
5. Agree that, except to the extent provided in the Terms and Conditions, Direct Connect has no responsibility to you for the connection or supply (or the failure to connect or supply) any of the services.
6. Acknowledge that Direct Connect 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 any such fee.

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

Signature

Date

P: 1300 664 715

F: 1300 664 185

W: www.directconnect.com.au

Property manager name:

Applicant 1

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

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

How long did you live at this address?

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

Why did you leave this address?

4. Please provide your employment/financial details

What is your occupation?

Employer's name *(inc. accountant if self employed or institution if a student)*

Employer's address

Contact name

Phone no.

Length of employment

Weekly income

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

\$

5. Next of kin details (not residing with you)

Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

Relationship to you

6. Please provide two personal references (not related to you)

Please ensure that each contact has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

2. Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

Applicant 2

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

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

Please tell us about this rented property
Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

Why are you leaving this address?

3. What was your previous residential address?

Please give us further information about this rented property
Name of landlord or agent

Landlord/agent's phone no.

Weekly rent paid

\$

How long did you live at this address?

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

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What is your occupation?

Employer's name *(inc. accountant if self employed or institution if a student)*

Employer's address

Contact name

Phone no.

Length of employment

Weekly income

<input type="text"/>	Years	<input type="text"/>	Months
----------------------	-------	----------------------	--------

\$

5. Next of kin details (not residing with you)

Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

Relationship to you

6. Please provide two personal references (not related to you)

Please ensure that each contact has agreed for you to nominate them as a referee and names must be given that can be contacted during business hours

1. Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

2. Surname

Given name/s

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Home no.

Work/mobile

7. Full names and ages of all OTHER persons who will reside at the property

Names	Ages
1.	
2.	
3.	
4.	

8. Please provide details of any pets

Breed/type	council registration number
1.	
2.	
3.	

9. Registration, make & model of all vehicles permanently kept at the property

1.
2.
3.

10. Payment details

Please indicate how you propose to pay your bond:

Own funds Borrowed funds SA Housing Trust

Please indicate how you propose to pay your initial rent

Own funds Borrowed funds SA Housing Trust

Property rental

\$ Per week OR \$ per month

First payment of rent two weeks in advance

\$
\$

Rental bond of 4 weeks / (6 weeks if rent more than \$250 per week)

Sub total (payable before possession of property)

DECLARATION

The applicant acknowledges:

1. That these forms CAN become a part of a formal Residential Tenancy Agreement, and information is used in this form for: checking authenticity of information supplied by the applicant(s) and or for contacting the applicant(s) with services (should they require it) from Direct Connect by marking the applicable box or signing the 1st page, or for Metropolitan Estates Pty Ltd staff to initiate correspondence with the Landlord/Owner(s) and or applicant(s).
2. That the applicant(s) agree to Metropolitan Estates Pty Ltd staff contacting any references and parties that may be associated with any information supplied on this form. (Including Contact with: - Family members, Centrelink; Workplaces or Neighbours; Real Estate Agents or Property Managers; Department for Transport, Energy and Infrastructure; Australian Department of Immigration and Multicultural Affairs; Department of Foreign Affairs and Trade; Credit Agencies; Database(s); The Landlord or Owner(s); Any Lawyer or A.T.O.; Trades or Maintenance People; Office of Consumer & Business Affairs; Private Debt Collectors or Agencies; R.S.P.C.A.; National Tenancy Database Pty Ltd; Public and Private Hospitals; Australian State or Federal Police).
3. That the applicant(s) have successfully downloaded, read, and understood the "Information Brochure" available in .pdf format direct from this hyperlink: [CLICK HERE - FOR INFORMATION BROCHURE](#) (Information about the rights and responsibilities of tenants and landlords) and that the applicant(s) will read and abide by further "COVENANTS 1 and 2" outlined by Metropolitan Estates Pty Ltd at our office before agreeing to sign a formal Residential Tenancy Agreement.
4. That upon being advised of approval of this Application by a Metropolitan Estates Pty Ltd staff member a formal Residential Tenancy Agreement CAN be created and if the applicant(s) choose not to proceed Metropolitan Estates Pty Ltd CAN begin procedures to relet the property and MAY choose to recover costs incurred from the reletting as set down by the Residential Tenancies Act 1995.
5. That unless agreed otherwise the tenant shall be liable for all water costs pertaining to the property during the lease as per SA Water calculations. Costs to be calculated on a daily basis.
6. That the landlord has the right to increase rent during the term of a fixed tenancy in accordance with the Residential Tenancy Act 1995.
7. Initial payments of the Bond (equivalent to 4 weeks rent or 6 weeks rent for properties in excess of \$251.00pw) and an additional first 2 weeks rent in advance must be made by either: cash or by bank cheque ONLY, within 24 Hours to Metropolitan Estates Pty Ltd after the approval of this application. No personal or business cheques will be accepted.
8. Keys will NOT be handed over to the Tenant(s) until the formal Residential Tenancy Agreement has been accepted and signed by all parties, and only after the initial payments of the Bond and 2 weeks rent in advance monies have been received by Metropolitan Estates Pty Ltd.
9. This application is subject to the availability of the property on the suggested available date, and no action shall be taken by the applicant(s) against the Landlord and or the agent(s) should any circumstances or conditions arise whereby the property is not available for occupation on the suggested date.

I accept the Declaration

I accept the Declaration

Signature of Applicant 1.Date...../...../..... Signature of Applicant 2Date...../...../.....

Identification is required for us to process this application. You will need to provide us with 100 Points of Identification (we will only accept 1 of each form of Identification below in establishing 100 points):

Current Australian Issued Photo Driver's License	50 points
Current Authorised Photo Passport	50 points
Government Issued Proof of Age Card	50 points
Current University or School Student Photo ID Card	50 points
Copy of Gas/Water/Electricity/Phone/Internet Account	30 points
Copy of a Current Mobile Phone Account	20 points
Copy of Medicare Card	20 points
Concession or Pension Card	10 points

If you have difficulty in understanding or reading these pages there is a **"Translating and Interpreting Service"** available by phoning: **131-450**. Alternately, you are more than welcome to arrange a time prior to signing any form to come into our office for a FREE appointment, please provide us at least 24 Hours notice by phoning our office on 8268 3288 should you wish to have your queries answered in person specifically by one of our staff.

Please outline below any useful information you feel is useful in your application:

FREE public advice is available from
Real Estate Institute - South Australia:

<http://www.reisa.com.au>