

Uptown Partners Residential Rental Application

COMPLETE & RETURN TO: info@uptownpartners.com.au
Uptown Partners: 03 8373 4900

Applicant Details:

Please circle: MR MS MRS MISS DR OTHER

First Name: _____ Middle: _____

Surname: _____

Mobile ph: _____ Work ph: _____

Home ph: _____ Fax no: _____

Email address: _____

Date of birth: ____/____/____

Drivers licence number: _____ State of issue: _____

Expiry date: _____

Passport number: _____ Issuing country: _____

Medicare number: _____ Expiry: _____

Centrelink benefits: YES NO

\$_____ PW \$_____ PCM

Pets: YES NO

Type: _____ Breed: _____

Type: _____ Breed: _____

Type: _____ Breed: _____

Rental Property You Are Applying For:

Property Address: _____

Suburb: _____ Post Code: _____

Have you viewed this property? YES NO

Rental \$_____ PW \$_____ PCM (per calendar month)

Bond \$_____

Commencement date: _____

Other applicants residing at this address:

Number of adults: _____ Number of Children: _____

1. _____
2. _____
3. _____
4. _____

Rental History

Current Residential Address: _____

Rented through: Agent Private Landlord

How long have you lived at the address: _____ Years _____ Months

Name of current landlord/agent: _____

Contact number for landlord/agent: _____

Reason for leaving current address: _____

Previous Residential Address: _____

Rented through: Agent Private Landlord

How long did you live at the address: _____ Years _____ Months

Name of current landlord/agent: _____

Contact number for landlord/agent: _____

Reason for leaving current address: _____

Employment/Study Details:

Occupation: _____

Please circle: Full time Part time Casual

Salary per week \$_____ Other income per week \$_____

Current Employer: _____

Years: _____ Months: _____

Position held: _____

Address of current employer: _____

Suburb: _____ Post code: _____

Contact person: _____

Phone number: _____

Previous Employer: _____

Years: _____ Months: _____

Position held: _____

Address of Previous employer: _____

Suburb: _____ Post code: _____

Contact person: _____

Phone number: _____

Student Details:

Place of Study: _____

Course: _____

Campus: _____

Length of Study: _____

Estimated date of completion: _____

References:

(if you have written references please attach to this form)

1. Name: _____
Relationship to applicant: _____
Daytime contact number: _____

2. Name: _____
Relationship to applicant: _____
Daytime contact number: _____

3. Name: _____
Relationship to applicant: _____
Daytime contact number: _____

Applicant Information

This form is not, nor does it form any part of, a rental agreement. The rights and obligations of tenants and landlord are governed by the Residential Tenancies Act 1997

Applicants will be considered in accordance with the Equal Opportunity Act 1995. There must be no discrimination based on: age, sex, marital, parental or carer status, pregnancy, sexual orientation, disabilities, physical features, race, religious, political or industrial activities or beliefs or personal association with someone else who may be treated unfairly on the basis of any of the above.

If this application is unsuccessful, this form and any copies will be destroyed.

If you need help with this application, call the Consumer Affairs Victoria Helpline on 1300 55 81 81 or visit consumer.vic.gov.au/renting

Each prospective tenant should complete a Residential Tenancy application form.

Remember, it is your responsibility to have all services such as telephone, gas, electricity and water connected in your name to coincide with your date of occupation

It is also your responsibility to insure your possessions. The landlord's insurance policy does not cover your possessions.

Applicant Checklist:

All applicants must present 100 points of I.D

| | |
|------------------------------|------------------------|
| Passport (70) | Student I.D (50) |
| Bank Card (25) | Birth Certificate (70) |
| Government issued I.D (40) | Bank Statement (25) |
| Drivers Licence (70) | Medicare Card (20) |
| Proof of age Card (50) | Utility Bill (30) |
| Concession/Pension Card (40) | |

PLEASE NOTE: IF YOU ARE UNABLE TO PROVIDE PREVIOUS RENTAL HISTORY YOU WILL BE REQUIRED TO PROVIDE A BANK STATEMENT OR A PARENTAL GUARANTEE FORM.

If application is successful, initial payment of 1st months' rent is required and leases must be signed within 24 hours to secure the property.

No personal cheques will be accepted

Declaration:

I hereby offer to rent the property from the owner under a lease to be prepared by the agent. Should this application be accepted by the landlord, I agree to enter into a residential rental agreement.

I authorize the agent to obtain personal information from:

- a) The owner or the agent of my current and/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, I agree that the agent may disclose details of any such default to a tenancy default database, and to agents/landlords of properties that 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 tradespeople or equivalent organizations 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 credit check with NTD (National Tenancies Database);
- h) Transfer water account details into my name (where separately metered)

I am aware that if information is not provided or I do not consent to the use to which personal is put the agent cannot provide me with the lease/tenancy of the premises. I am aware that personal information from the contact details listed may be accessed.

Signature: _____

Date: ___/___/___

Part B – Statement of information for rental applicants

The following statement is required by Schedule 1 of the Residential Tenancies Regulations 2021 and cannot be altered.

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.

In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that 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.

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.

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.

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).

Some 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.

Some 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

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.

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.

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.