

Tenancy application form

A. Application details

Your name

Address of the property you are applying for

Weekly rent

Preferred start date

Personal Information Collection Notice and Request for Consent (Tenants)

The National Affordable Housing Consortium (NAHC), Home Equity Rental Services (HERS), and HERS Property (HERSP) are not-for-profit companies in the NAHC Group of Companies. These companies manage dwellings under the National Rental Affordability Scheme. Your property manager requires certain personal information in order to verify your identity, to process and evaluate your application and to manage the tenancy effectively and in accordance with all relevant legislation (including NRAS legislation). Your property manager collects personal (and potentially sensitive) information directly from you and may also collect this information from third parties where it is unreasonable or impracticable to collect it directly from you, including your previous property managers and/or landlords, your current and previous employers, financial and educational institutions, the personal referees you have provided and any tenancy default database (including TICA), which may contain personal or sensitive information about you. If this information is not collected, your property manager may not be able to process the application or effectively manage the tenancy.

Your personal information may be disclosed, for the purpose for which it was collected, to other parties including the owner/lessor of the NRAS dwelling, your personal referees, other agents of the property manager (including contractors), government agencies, regulatory and judicial officials and bodies, and third party operators of tenancy references databases. Your personal information may be disclosed regardless of whether your application is successful and for reasons arising before, during or after a tenancy. If the owner of the dwelling for which you have applied resides overseas (in China, India, USA, Indonesia or South Africa), your personal information may be shared with that overseas recipient and disclosed to that particular country.

You have the right to access your personal information held by your property manager by contacting the NAHC Group's Privacy Officer at 07 3169 2511 or privacy@nahc.org.au. You can also contact the Privacy Officer to correct your personal information or complain about a breach of the Privacy Act. The NAHC Group will investigate any complaint and will notify you of its determination in a reasonable time after the complaint is made.

Due to this application being in connection with the National Rental Affordability Scheme, should this application be successful and you become a tenant of an NRAS dwelling, limited demographic information will be collected and submitted to various Commonwealth and State authorities as part of the reporting requirements of the Scheme. A separate notice and consent form for these purposes will be provided in the event you become the tenant of an NRAS dwelling.

Privacy Consent

I, the prospective tenant, acknowledge that I have read the above Personal Information Collection Notice and the NAHC Group Privacy Policy. I consent to my property manager's collection and disclosure of my personal information as set forth above and in the NAHC Group Privacy Policy.

Name (printed)

Signature

Date

PLEASE NOTE: WE WILL NOT BE ABLE TO PROCESS THIS APPLICATION IF NOT SIGNED WHERE APPLICABLE.

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B. Application summary

Important Information

- One application per person. (over the age of 18 or independent minor).
- Applicants must inspect the inside of the property prior to being approved.
- We are not able to fully process applications that are not fully completed, including those that lack supporting documentation.
- Application processing will take 7-9 business days.
- We are strictly a cash free office. Deposits, bonds and rent payments must be paid using the reference number you will be supplied, and payments can be made either by direct deposit to the bank account supplied, or by cash or cheque deposits at the bank. Under no circumstances will personal cheque be accepted as a form of payment.

Supporting Documents

- We require 100 points of identification from the following:
 - 40 points per item Drivers Licence, Passport or 18+ Card
 - 30 points per item Copy of Birth Certificate or other photo ID
 - 10 points per item Copy of ATM Card, Credit Card, Pension Card, Medicare Card, Phone/
Electricity Account
- Pet Application & Agreement Form - to be completed if pets are to reside at the property.
- We require the following for NRAS Eligibility:
 - Proof of Citizenship/Residency - Passport, Birth Certificate or full visa details.
 - Supporting documentation for Income Assessment - please refer to the table on page 5 of the application.

Application Checklist

- Application completed in full including the Privacy Disclosure Statement & NRAS Eligibility Declaration.
- Have read "supporting documents" section and included all relevant supporting documentation.
- Have inspected the property.

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Declarations

Applicants to complete & provide details as required.

Have you ever been evicted by a lessor or agent.

Yes No

Is there any reason known to you that would affect your ability to pay rent when due.

Yes No

Was your bond at your last address refunded in full?

Yes No

Was the property in a satisfactory condition when you inspected it?

Yes No

I acknowledge and agree that this is a non-smoking premises and smoking indoors is prohibited at all times.

Yes No

I consent to verify details via Tenancy Information Centre of Australia and National Tenancy Database records. I declare I am not bankrupt or an undischarged bankrupt.

I agree and acknowledge that should this application be approved, I will be required to pay the following amounts, 2 weeks rent within 48 hours of application approval and Rental Bond (4 weeks rent cleared funds) prior to collecting keys from the agent.

In accordance with Section 29 of the Residential Tenancies Act 1997, I confirm that prior to submitting this application to HERS for consideration, I have been given a form 1 Residential Tenancy Agreement including all standard terms and any special terms.

I declare the above information to be true and correct.

Acknowledgement name (printed)

Signature

Date

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C. Applicant details

Your name

Date of birth

Email

Mobile

Driver Licence number

Passport number

Current address

Agent/landlord

Length of occupancy

Rent per week

\$

Contact number

Reason for leaving

Previous address

Agent/landlord

Length of occupancy

Rent per week

\$

Contact number

Reason for leaving

Current employer

Length of employment

Full time/Part time

Contact name

Your position

Contact number

Gross pay (weekly, fortnightly or monthly)

Hours per week

Length of self employment

Industry/nature of business

Business address

ABN

Accountant name

Company name

Accountant contact number

Trading as

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Employment gross income

\$

Centrelink gross income

Other gross income

\$

TOTAL

\$

Personal referee name

Occupation

Mobile

D. Occupancy details

Number of adults to reside at the property

Name of each adult

Adult 1

Adult 3

Name of each child

Child 1

Child 2

Child 3

Vehicles to be kept at the property

Registration number

Model

Number of children to reside at the property

Adult 2

Adult 4

Date of birth

Pets

Yes

No

Breed

Emergency contact

Name

Relationship

Contact numbers

Address

Postcode

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E. NRAS eligibility declaration

I have: Australian citizenship **Yes** **No** Permanent residency **Yes** **No**
 Temporary Protection Visa **Yes** **No** Temporary Protection Visa **Yes** **No**
 XA visa subclass 785 XC visa subclass 785

1. My / our gross annual household income (before tax) for the 12 months prior to the date of application - including wages, pension, allowances, interest, dividend payments, child support payments and payments made by Centrelink including family allowance, is:

Household member	Income source	Income
1.		\$
2.		\$
3.		\$
4.		\$

2. The amounts mentioned in the below table are indexed in accordance with the NRAS tenant income index on 1 May each year, rounded to the next whole dollar. Eligible tenants cease to be eligible tenants if their combined gross income exceeds the income limit for their household by 25% or more in 2 consecutive eligibility years.

2020-2021 NRAS YEAR HOUSEHOLD INCOME LIMITS

Household type	At the start of NRAS tenancy initial income limit must not exceed*	During NRAS tenancy upper income limit must not exceed*	Tenant to indicate household type
1 Adult	\$52,324	\$65,405	
2 Adults	\$72,341	\$90,427	
3 Adults	\$92,358	\$115,448	
4 Adults	\$112,375	\$140,46	
Sole parent with 1 child	\$72,391	\$90,489	
Sole parent with 2 children	\$89,748	\$112,185	
Sole parent with 3 children	\$107,105	\$133,882	
Couple with 1 child	\$89,698	\$112,123	
Couple with 2 children	\$107,055	\$133,819	
Couple with 3 children	\$124,412	\$155,515	

Tenants have an obligation to inform the Property Manager of any increases to their income amount as it stands upon entering into this agreement.

I declare the above information to be true and correct.

Acknowledgement name (printed)

Signature

Date

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C. Supporting documents for income assessment

INCOME SOURCE	PREFERRED DOCUMENT	SECONDARY DOCUMENT
Gross income from earnings, including fringe benefits (non-grossed up amount of FBT)	PAYG/Income Summary and latest payslip prior to lease start	Employer's Declaration Form/letter from employer on company letterhead
Part year employment	PAYG/Income Summary and latest payslip prior to lease start	Employer's Declaration Form/letter from employer on company letterhead
Deemed income from financial investments	Dividend/Distribution Statements	Certificate by a qualified accountant
Net income from businesses, including farms	Profit and Loss Statement	Statement from accountant or tax agent/12 months bank statements
Income from income stream products, such as annuities and allocated products	Latest annuity statement	
Dividends from private company shares	Dividend Statements	Bank statements showing dividend payments
Net income from rental property (Not in Victoria)	Rental Statements	3 months bank statements showing deposits of regular rental income
Income from boarders and lodgers	Receipts for last 3 payments	3 months bank statements showing deposits of regular rental income
Employment income salary sacrificed into superannuation	PAYG/Income Summary and latest payslip prior to lease start	Letter from employer on company letterhead/ Super statement
Non-Australian pensions and income	Latest pension statement	Last 3 months bank statements showing deposits of pension payments
Any income from sources outside Australia	Relevant bank statements	Notice of payment/statement from payer
A periodic payment from an immediate relative, i.e. father, mother, son, daughter, brother or sister (not a loan)	Last 3 months bank statements showing deposits of payments	Statutory Declaration from relative
Family trust distributions	Written Statement from Tax Agent or Accountant	
Scholarship or tuition payments paid into the student's account	Statement or scholarship details from payer	3 months bank statements showing deposits of payments received
A rent subsidy paid by the Commonwealth, a state or a territory	Statement from relevant Gov't Dep't/ Centrelink Income Statement	
Income support payments	Centrelink Income Statement	Last 3 months bank statements showing deposits of Centrelink payments/ payment history for relevant period
Superannuation distribution	Superannuation Fund Statement	Bank statement showing payments
Interest	Statement of Interest Paid from Financial Institution	Last 3 months Bank Statements showing deposits of interest gained
Capital Gains from the sale of property or shares	Statement from Tax Agent or Accountant	
Redundancy payments	Redundancy statement from employer	PAYG/Income summary for that year if available
Child Support payments	Centrelink Income Statement/Child Support payment summary	Bank statements
Any other Income	Last 3 months Bank Statements showing deposits of other income	Statement from the Payer indicating the relevant period & total amount of payment
If tenant claims No Income	Statutory Declaration and 3 months Bank Statements	Statutory Declaration

For most assessments, 3 months bank statements from all account/balance summary is preferred as part of the documentation.