

**\*\*\*PLEASE READ\*\*\*****WE REQUIRE THE  
FOLLOWING SUPPORTING DOCUMENTS OR IT WILL NOT BE PROCESSED...**

- 100 points of ID as per checklist below
- Bank Statement or Payslips or Centrelink Statements of all applicants
- Previous rental references or if you have sold your home, then the name and number of the selling agent.
- If you are submitting a Homewest Bond, please attach your Homewest form and state this on your application.

ID Document	Points
Full Australia Birth Certificate	70
Australian Citizen Certificate	70
Australian Passport (current or expired within last 2 years)	70
International Passport	70
Australian Photo Drivers Licence	40 or 25
Australian Photo Firearms Licence	40 or 25
State or Federal Government Employee Photo ID	40 or 25
Centrelink or Social Security Card	40 or 25
Dept of Veteran Affairs Card	40 or 25
Tertiary Education Institution Photo ID	40 or 25
Australian Learners Permit	40 or 25

ID Document	Points
Medicare Card	25
Property Lease or Rental Agreement	25
Council or Shire Rates	25
Property Insurance Papers	25
Utilities Bill (power/phone/mobile/water/gas)	25
Motor Vehicle Registration or Insurance	25
Professional or Trade Association Card	25
Debit or Credit Card (bankcard/ATM card/visa etc)	25
Passport or Statement from Financial Institution	25
Change of Name (marriage cert/divorce papers/change of name certificate)	25

**If you are accepted for the property, you will be required to pay the bond and 2 weeks rent in advance within 48 hours of acceptance to secure the property via BPAY or Cash**

**ALL APPLICATIONS TAKE 36—48 HOURS TO PROCESS**  
**PLEASE BE PATIENT****Kind Regards**

FORCE ASSET MANAGEMENT  
UNIT 1, 6 GLENGARRY DRIVE DUNCRAIG 6023  
PO BOX 38, DUNCRAIG EAST WA 6023  
PH: 6466 6111 FAX: 6466 6166

**EMAIL :** [force@forcerealestate.com.au](mailto:force@forcerealestate.com.au)

# application to enter into residential tenancy agreement



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## EXPLANATION FOR APPLICANTS

**Only complete this APPLICATION if You are sure that You want to enter into a Residential Tenancy Agreement with the Lessor of the Premises**

The Lessor of the Premises is attempting to locate the most suitable tenant; that is a tenant who pays the rent on time and takes good care of the Premises.

To enable the Lessor of the Premises to determine in their opinion, who is the most suitable person, the Lessor's Property Manager requires some background information about You.

**The form "APPLICATION TO ENTER INTO RESIDENTIAL TENANCY AGREEMENT" is not the Residential Tenancy Agreement.**

The purpose of this form is:

**First**, to inform the Lessor of Your details, and Your requirements for the Residential Tenancy Agreement; for example, if You wish to have pets at the Premises.

**Second**, to inform You of the Lessor's or Property Manager's usual use of one or more residential tenancy databases.

**Third**, to inform You of the money that is required to be paid prior to taking possession of the Premises; for example, the value of the Security Bond (which may be up to 4 weeks rent), the Pet Bond (which can be up to \$260) and the initial Rent payment (which can be 2 weeks rent in advance).

**Fourth**, to make You aware of the terms of the Residential Tenancy Agreement (including special conditions) associated with the Lease if Your Application is accepted.

### Summary of what will happen if You apply to enter into a Residential Tenancy Agreement with the Lessor

<b>Your action if You wish to apply for the Residential Tenancy Agreement:</b>	<ol style="list-style-type: none"><li>1. Complete this Application.</li><li>2. Submit this Application to the Property Manager together with any Option Fee that may be requested by the Property Manager.</li></ol>
<b>Lessor's action if You do not succeed with Your Application:</b>	<ol style="list-style-type: none"><li>3. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You within 7 days of the decision.</li></ol>
<b>Lessor's action if You succeed with Your Application:</b>	<ol style="list-style-type: none"><li>4. If You are the successful applicant, the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement.</li></ol>
<b>What You will then need to do if You are the successful Applicant:</b>	<ol style="list-style-type: none"><li>5. If You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of the Residential Tenancy Agreement set out in Part C of the document, and the Lessor (or the Property Manager) sign the document, a binding Residential Tenancy Agreement will exist between You and the Lessor. In the case of where an Option Fee has been paid there will be no need for the Lessor (or Property Manager) to sign the document for a binding Residential Tenancy Agreement to exist.</li><li>6. If any of the events mentioned in clause 5 of this Summary above do not occur the ramifications of that are set out below in clause 18 of Part B of this Application.</li></ol>

**FOR:** Premises Address:

Address 1			
Address 2			
Suburb	State	Postcode	

**FROM:** Proposed Tenants' Names:

	Given Name(s)	Family Name
Tenant 1		
Tenant 2		
Tenant 3		
Tenant 4		

**TO:** The Property Manager:

Agency Name	Force Real Estate		
Address	Suite 1, 6 Glengarry Drive, Duncraig, WA, 6023		
Telephone	94484111	Facsimile	9447 6443
E-mail	force@forcerealestate.com.au		

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## PART A (TO BE COMPLETED BY PROPERTY MANAGER)

1. Premises

Address 1

Address 2

Suburb

State

Postcode

2. Rent \$  per week

3. Option Fee (if applicable) \$

4. If You are the successful applicant, and wish to enter into a Residential Tenancy Agreement with the Lessor, You will be required to pay the following money to the Property Manager:

### REQUIRED MONEY

(a) Security bond of

\$

(b) Pet bond (if applicable)

\$

(c) First two weeks rent

\$

(d) Less Option Fee (if paid)

\$

(e) **Total**

\$



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## PART B (TO BE COMPLETED BY YOU)

**NOTE:** This document is not a Residential Tenancy Agreement and does not grant any right to occupy the Premises

### INFORMATION FROM "YOU" (the proposed tenant or tenants)

#### TENANCY DETAILS

5. You require the tenancy for a period of  months from  to
6. At a rent of \$  per week
7. Total number of persons to occupy the Premises Adults  Children  Ages
8. Pets - Type of Pet  Breed  Reg. No.  Age   
Type of Pet  Breed  Reg. No.  Age
9. Do you intend on applying for a residential tenancy bond from a State Government Department? ☐ Yes ☐ No
- If Yes, \$  Branch:
10. Bank account details for refund of Option Fee (if applicable)
- Bank:  BSB:   
Account No.:  Account Name:
11. Any Special Conditions requested by You:

**NOTE:** The Lessor is not obliged to accept any of the Your Special Conditions.

12. The address at which You wish to receive the Residential Tenancy Agreement if You are successful and/or notices relating to tenancy
- Email (optional):
- Fax (optional):
- Postal address (required):

PO Box	<input type="text"/>	Town/City	<input type="text"/>	Postcode	<input type="text"/>
Address 1	<input type="text"/>				
Address 2	<input type="text"/>				

13. You declare that You are not bankrupt and that all of the information supplied in this Application is true and correct and is not misleading in anyway.
14. You acknowledge that, having inspected the Premises, You will accept possession of the Premises in the condition it was in as at the date of inspection.
15. By Signing this application You are making an application to lease the Premises. The Lessor may or may not send You a proposed Residential Tenancy Agreement for the Premises.
16. If You are the successful applicant, the Lessor will send You a proposed Residential Tenancy Agreement for the Premises which will contain information about pre-requisites for the creation of a binding Residential Tenancy Agreement. The Residential Tenancy Agreement will be comprised of Parts A, B and C. Parts A and B can be viewed on reiwa.com.au. Part C will also include additional terms agreed to by the parties, a draft of which is attached to this Application.
17. If a sum for an Option Fee is stipulated in Part A, You must pay that Option Fee to the Property Manager at the same time You make this application. The Option Fee must be paid by You by cash or cheque. If You are not the successful applicant and have paid an Option Fee, the Option Fee will be refunded to You by way of an electronic transfer to Your bank account details set out in Part B within 7 days of the decision.



# application to enter into residential tenancy agreement



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18. If You are the successful application the Lessor will provide You with a proposed Residential Tenancy Agreement for the Premises which will grant You the option of entering into a Residential Tenancy Agreement:

- (a) if You sign the Residential Tenancy Agreement, comply with all the stipulated requirements for the creation of a binding Residential Tenancy Agreement as set out in Part C of the document (eg returning the document to the Property Manager by the stipulated time, paying full stipulated rental and bond); and:
  - (i) if an Option Fee has been paid THEN a binding Residential Tenancy Agreement will exist between You and the Lessor and any Option Fee will be refunded to You or applied towards the rent; or
  - (ii) if no Option Fee has been paid and if neither the Lessor nor the Property Manager sign the document THEN no binding Residential Tenancy Agreement will exist between You and the Lessor; or
  - (iii) if no Option Fee has been paid and if the Lessor (or the Property Manager) signs the document, THEN a binding Residential Tenancy Agreement will exist between You and the Lessor.
- (b) if You do not sign the Residential Tenancy Agreement or if You do not comply with the pre-requisites for the existence of the Residential Tenancy Agreement You will not have entered into a binding Residential Tenancy Agreement, the option for You to enter such an agreement will lapse, and any Option Fee paid by You will be forfeited to the Lessor.

**Note: Under the Residential Tenancy Act 1987 agreements to lease do not have to be in writing and may be entered verbally or by conduct. This clause 18 does not purport to remove any right of parties to reach non-written agreements. However, if the parties wish to enter an agreement on the terms set out in this form, the pre-requisites set out above must be met in order for the lease to exist.**

19. **YOU MUST UNDERSTAND THAT IF YOU ARE THE SUCCESSFUL APPLICANT AND THE LESSOR PROVIDES YOU WITH A PROPOSED RESIDENTIAL TENANCY AGREEMENT BUT YOU DO NOT COMPLY WITH PRE-REQUISITES FOR THE EXISTENCE OF A BINDING RESIDENTIAL TENANCY AGREEMENT, SET OUT IN PART C OF THE RESIDENTIAL TENANCY AGREEMENT (INCLUDING SIGNING THE RESIDENTIAL TENANCY AGREEMENT, RETURNING IT TO THE PROPERTY MANAGER BY THE STIPULATED TIME, PAY ANY STIPULATED RENTAL IN ADVANCE, SECURITY BOND AND / OR PET BOND) NO RESIDENTIAL TENANCY AGREEMENT WILL COME INTO EXISTENCE AND THE LESSOR MAY ENTER INTO A RESIDENTIAL TENANCY AGREEMENT WITH ANOTHER PERSON.**

## 20. DEFINITIONS

- (a) "Act" means the *Residential Tenancies Act 1987* including any amendments.  
"Application" means this Application to enter into a Residential Tenancy Agreement.  
"Business Day" means any day except a Sunday or public holiday in Western Australia.  
"Lessor" means the person/entity with the authority to lease the Premises.  
"Option Fee" means a payment as referred to in section 27(2)(a) of the Act. The amount of the Option Fee is specified in Part A of this application. The amount of the Option Fee is capped as follows:
  - (i) where the weekly rental under the Residential Tenancy Agreement is \$500 or less, an Option Fee of up to \$50 is payable;
  - (ii) where the weekly rental under the Residential Tenancy Agreement exceeds \$500, an Option Fee of up to \$100 is payable;
  - (iii) where the Residential Tenancy Agreement is for residential premises south of the 26th parallel of south latitude and the weekly rent is \$1,200 or more, an Option Fee of up to \$1,200 is payable.  
"Premises" means the address specified on the first page of this document. Any items included or excluded will appear in Part A of the proposed Residential Tenancy Agreement.  
"Property Manager" means the real estate agent appointed by the Lessor to lease and manage the Premises.  
"Residential Tenancy Agreement" means an agreement in writing in the form prescribed by the Act, comprising of Parts A, B and C. Part C will include additional special conditions as agreed between the parties.  
"You" or "Your" means the person or persons making the Application to Lease the Premises.
- (b) All acts and things that the Lessor is required or empowered to do may be done by the Lessor or their Property Manager.

21. You agree that for the purpose of this Application, the Lessor or Property Manager may make enquiries of the persons given as referees, next of kin or emergency contacts provided by You, and also make enquiries of such other persons or agencies as the Lessor may see fit.

The personal information You give in this Application or collected from other sources is necessary for the Lessor or Property Manager to verify Your identity, to process and evaluate the Application, to manage the tenancy and to conduct the Property Manager's business. Personal information collected about You in this Application and during the course of the tenancy may be disclosed for the purpose for which it was collected to other parties including to the Lessor, referees, other Property Managers, prospective lessors, third party operators of residential tenancy databases, and prospective buyers of the Premises. Information already held on residential tenancy databases may also be disclosed to the Property Manager or Lessor.

If You enter into the Residential Tenancy Agreement or You fail to comply with Your obligations under any Residential Tenancy Agreement that fact and other relevant personal information collected about You during the course of this Application (including information provided separately to this application) or the Residential Tenancy Agreement may also be disclosed to the Lessor, third party operators of tenancy reference databases (to the extent permitted by law) and debt collectors, other Property Managers, prospective lessors and prospective buyers of the Premises.

If You would like to access the personal information the Lessor or Property Manager holds, You can do so by contacting the Property Manager. See also the attached notice regarding use of residential tenancy databases.

You can also correct this information if it is inaccurate, incomplete or out-of-date. If the information in this Application, is not provided, the Property Manager may not be able to process the Application, or the Residential Tenancy Agreement properly or manage the tenancy properly.

Name:

	Given Name(s)	Family Name
Tenant 1		
Tenant 2		
Tenant 3		
Tenant 4		

Signature:

--	--	--	--

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## NOTICE OF USE OF ONE OR MORE RESIDENTIAL TENANCY DATABASES

### Section 82C - Residential Tenancies Act 1987

1. It is the Property Manager's usual practice to use one or more residential databases for the purpose of checking an applicant's tenancy history.
2. The name of each residential tenancy database the Property Manager or Lessor usually uses, or may use, for deciding whether a residential tenancy agreement should be entered into with a person are set out below:

3. The contact details for the database operator(s) who operates the database(s) used by the PM as referred to above are as follows:

(a) **TICA** (strike out if inapplicable)

- (i) **Address:** PO Box 120, Concord NSW 2137
- (ii) **Telephone:** 190 222 0346. Calls are charged \$5.45 per minute including GST (higher for mobile or pay phones)
- (iii) **Facsimile:** (02) 9743 4844
- (iv) **Website:** [www.tica.com.au](http://www.tica.com.au)

(b) **National Tenancy Database** (strike out if inapplicable)

- (i) **Address:** GPO Box 13294, George Street 120, Brisbane QLD 4003
- (ii) **Telephone:** 1300 563 826
- (iii) **Facsimile:** (07) 3009 0619
- (iv) **Email:** [info@ntd.net.au](mailto:info@ntd.net.au)
- (v) **Website:** [www.ntd.net.au](http://www.ntd.net.au)

(c) **Other Databases** (if applicable)

- (i) **Name:**
- (ii) **Address:**
- (iii) **Telephone:**
- (iv) **Facsimile:**
- (v) **Email:**
- (vi) **Website:**

4. The applicant may obtain information from the database operator in the following manner:

(a) as to TICA:

- (i) Postal and fax application forms can be downloaded from [www.tica.com.au](http://www.tica.com.au). Information regarding application fees can be found on the application form;

(b) as to the National Tenancy Database:

- (i) A request for rental history file can be downloaded from [www.ntd.net.au](http://www.ntd.net.au). A link to the form can be found under the tab "For Tenants".
- (ii) A request for rental history may be submitted by post, fax or email.

(c) as to

- (i)
- 
- 

**NOTE: This notice is required to be given regardless of whether the Property Manager intends to conduct a search on the particular applicant.**



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## YOUR (First Person's) PARTICULARS

Given Name(s)		Family Name	
Address 1			
Address 2			
Suburb		State	Postcode
Phone No	Work	Mobile	Home
Email		Gender	
Date of Birth	Place of Birth	Family Name at Birth	Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No	State of Issue	Passport No	Country of Issue
Medicare Card No	Ref No	Colour	Expiry Date
Other ID			
Vehicle Type & Registration No			

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME	TELEPHONE
	b) NAME	TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(ii) Previous address of Applicant

	Phone No
Address	
Rental Paid \$	Period Rented From To
Reason for leaving	

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME	TELEPHONE
	ADDRESS	
Second Next of Kin	NAME	TELEPHONE
	ADDRESS	
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]		
First Contact	NAME	TELEPHONE
	ADDRESS	
Second Contact	NAME	TELEPHONE
	ADDRESS	



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## YOUR (Second Person's) PARTICULARS

Given Name(s)		Family Name	
Address 1			
Address 2			
Suburb		State	Postcode
Phone No	Work	Mobile	Home
Email		Gender	
Date of Birth	Place of Birth	Family Name at Birth	Australian Citizen <input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No	State of Issue	Passport No	Country of Issue
Medicare Card No	Ref No	Colour	Expiry Date
Other ID			
Vehicle Type & Registration No			

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME	TELEPHONE
	b) NAME	TELEPHONE

(i) Name of current lessor or managing agent to whom rent is paid

		Phone No
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(ii) Previous address of Applicant

		Phone No
Address		
Rental Paid	\$	Period Rented From To
Reason for leaving		

(iii) Occupation (Note: Your Employer may be contacted to verify employment)

Employer	Phone No
Period of Employment	Wage \$
If less than 12 months, name and address of previous employer	
Explanation if no employment:	

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME	TELEPHONE
	ADDRESS	
Second Next of Kin	NAME	TELEPHONE
	ADDRESS	
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]		
First Contact	NAME	TELEPHONE
	ADDRESS	
Second Contact	NAME	TELEPHONE
	ADDRESS	

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## YOUR (Third Person's) PARTICULARS

Given Name(s)					Family Name						
Address 1											
Address 2											
Suburb					State			Postcode			
Phone No	Work				Mobile				Home		
Email								Gender			
Date of Birth			Place of Birth				Family Name at Birth			Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No			State of Issue			Passport No			Country of Issue				
Medicare Card No					Ref No			Colour			Expiry Date		
Other ID													
Vehicle Type & Registration No													

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References

a) NAME			TELEPHONE		
b) NAME			TELEPHONE		

(i) Name of current lessor or managing agent to whom rent is paid

		Phone No				
Address						
Rental Paid	\$		Period Rented From		To	
Reason for leaving						

(ii) Previous address of Applicant

		Phone No				
Address						
Rental Paid	\$		Period Rented From		To	
Reason for leaving						

(iii) Occupation

		(Note: Your Employer may be contacted to verify employment)			
Employer			Phone No		
Period of Employment			Wage	\$	
If less than 12 months, name and address of previous employer					
Explanation if no employment:					

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME			TELEPHONE		
	ADDRESS					
Second Next of Kin	NAME			TELEPHONE		
	ADDRESS					
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]						
First Contact	NAME			TELEPHONE		
	ADDRESS					
Second Contact	NAME			TELEPHONE		
	ADDRESS					

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## YOUR (Fourth Person's) PARTICULARS

Given Name(s)					Family Name						
Address 1											
Address 2											
Suburb					State			Postcode			
Phone No	Work				Mobile				Home		
Email								Gender			
Date of Birth			Place of Birth			Family Name at Birth			Australian Citizen	<input type="checkbox"/> Yes <input type="checkbox"/> No	

## DOCUMENTS TO CONFIRM YOUR IDENTITY

Drivers Licence No			State of Issue			Passport No			Country of Issue				
Medicare Card No					Ref No			Colour			Expiry Date		
Other ID													
Vehicle Type & Registration No													

Anything else to support Your Application

Smoker ☐ Yes ☐ No

Personal References	a) NAME					TELEPHONE		
	b) NAME					TELEPHONE		

(i) Name of current lessor or managing agent to whom rent is paid

				Phone No		
Address						
Rental Paid	\$		Period Rented From		To	
Reason for leaving						

(ii) Previous address of Applicant

				Phone No		
Address						
Rental Paid	\$		Period Rented From		To	
Reason for leaving						

(iii) Occupation

				(Note: Your Employer may be contacted to verify employment)			
Employer					Phone No		
Period of Employment					Wage	\$	
If less than 12 months, name and address of previous employer							
Explanation if no employment:							

(iv) Next of Kin (Note: These people may be contacted to verify particulars)

First Next of Kin	NAME					TELEPHONE		
	ADDRESS							
Second Next of Kin	NAME					TELEPHONE		
	ADDRESS							
Emergency Contact (name and address and telephone) [Note: These people may be contacted to verify particulars.]								
First Contact	NAME					TELEPHONE		
	ADDRESS							
Second Contact	NAME					TELEPHONE		
	ADDRESS							



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SPECIAL CONDITIONS - FOLLOWED ON, ON ATTACHED 'ANNEXURE A' WHICH WILL FORM PART OF THE LEASE AGREEMENT

## 1. Reticulation:

Should there be Reticulation at the property, the tenant(s) are aware that they are responsible for the general upkeep of the system. (I.e. Keeping sprinklers free from sand and debris) It is the Tenant(s) responsibility to replace sprinklers if they are not working at any time. The Tenant(s) are advised to check the sprinklers on occupying the property and if they are there are any issues, to report this to Agent immediately in writing to ensure it is operating correctly at the start of the tenancy. Should the reticulation at the home fail to operate or restrictions apply to its use, the tenant agrees to manually water the lawns and gardens in accordance with the Water Corporations instructions (Winter Ban) ensuring the gardens receive sufficient water as per Clause 2.18 of Part C.

## 2. Maintenance :

The tenant is aware that all maintenance request must be in writing, Force Real Estate will not accept any verbal request unless in case of an emergency only. If any work by contractors is deemed to be caused by the tenant they will be held liable for such repairs.

## 3. Plants :

Pot plants are not to be placed directly on flooring at the property. Protective mats are to be used on the flooring in heavy traffic areas. No candles to be lit on carpeted areas.

## 4. Ventilation :

The Lessor/Agent accepts no responsibility whatsoever for any damage to the Tenant(s) clothing and/or property from condensation and /or mould. The Tenant(s) are always required to adequately ventilate the property, especially during Winter months to prevent condensation, which may result in a formation of mould. Any mould damage that occurs as a result in non-ventilation will be removed/repaired at the Tenant(s) cost unless proof of a building fault is provided.

## 5. Product/Appliance Manuals :

The Tenant(s) agree to return all copies of Manuals provided at the commencement or during the tenancy upon vacating the Premises (if applicable)

## 6. Overdue Rent :

The Tenant(s) agree to pay all RENT by the due date and are aware that failure to do so will result in a Notice of Termination being issued if the RENT due remains unpaid after Three days (3).

## 7. Swimming Pools and Spas :

The Tenant(s) are aware and agree that upon vacating the property, they must provide the Agent with a Pool Handover (Chemical/Equipment Report) from a reputable pool company with current ABN confirming that all chemical levels are correct and equipment in good working order with no damage. If there is an expense to rectify any issues, this will be at the Tenant(s) cost. The tenants are not permitted to erect a temporary pool/spa/water feature at any time without the Lessors written permission.

## 8. Change of Employment :

The Tenant(s) agree to notify Force Real Estate within 14 days of any new place of Employment and provide full contact details. Failure to provide us within 14 days under the Residential Tenancy Act may incur a fine of up to \$5000.00.

**By Signing this document You are making an application to enter into a Residential Tenancy Agreement in relation to the Premises.  
Your Application may or may not be successful.**

Your Signature ( First Person )

Date

Your Signature ( Second Person )

Date

Your Signature ( Third Person )

Date

Your Signature ( Fourth Person )

Date

## Annexure ( A )

**APPROVED BY THE REAL ESTATE INSTITUTE OF WESTERN AUSTRALIA INCORPORATED  
FOR THE EXCLUSIVE USE OF REIWA MEMBERS**

*Please insert the relevant corresponding Item number and heading.*

*List items, with appropriate sub-headings and cross reference where appropriate.*

ITEM	DESCRIPTION:
9. Pets :	If applicable - refer to the Pet Annexure
10. Routine Inspections :	The tenant(s) understand that a Routine Inspection of the property will be carried out every 3 months. The first inspection will be after six weeks from the commencement of the first lease. A minimum of 7-14 days notice period will be provided by email prior to the inspection. The Tenant(s) are aware that the Agent will use the office set of keys for the Premises to access the Premises as per Section 46 of the Act should the Tenant not be home. The Tenant(s) are aware that during Routine Inspections digital photos may be taken in relation to the property condition.
11. Lawns & Gardens :	The Lessor(s) agree to pay 0% (nil) of all water consumed at the premises. The tenant(s) are responsible for 100% of all water consumed, the tenant must turn off reticulation when the water ban takes effect, and switch it back on once allowed, tenant is to check with the water corporation if unsure. Hand watering will be required if lawns become dry during water ban period
12. Water Meter Reading:	The Tenant agrees to pay the associated fee for the Special Water Meter reading charged by the Water Corporation at the end of the tenancy. A special meter reading is \$17.33; specific and urgent meter readings are \$58.24. (A Urgent/Specific Water Reading would only apply when it is a Break Lease or Termination situation).
13. Vehicles :	Vehicles are not permitted to be parked on any lawns/verge at any time. If it has been found that the any cars have been parked on the lawn/verge and any damage to the lawn or the reticulation is found, it will be repaired at the tenant(s) cost unless proved otherwise. The tenant(s) also agree to use drip trays/mats in the carport/garage to prevent oil stains.
14. Ending the Lease Early :	Should the Tenant(s) wish to vacate the premises prior to the expiry of this Lease Agreement, the Tenant(s) agree to complete a Request to Consent to Termination by Tenant during a Fixed Term Agreement and are aware that costs and conditions will apply.
15. Water Services / Gas Services:	Should the premises not be connected to mains water and/or gas, the tenants agree and accept to arrange refill as required at their own expense.
16. Locks/ Keys:	The Tenant/s agree that should they lock themselves out of the premises during office hours (Monday to Friday between 9.00am to 5.00pm excluding public holidays) they can arrange to collect the office key from the Agent. If this is out of office hours they are responsible to engage a locksmith at their own expense.
17. Furnished Premises:	If the premises is fully furnished, the tenants must have any soft furnishings (e.g. lounges, mattresses) professionally steam cleaned and provide a copy of the receipt to the lessor/agent upon vacating the premises.

SIGNATURES