

COMPANY APPLICATION AND OFFER OF OPTION TO LEASE RESIDENTIAL PREMISES

This document is not a residential tenancy agreement and does not grant any right to occupy the Premises

INFORMATION FROM APPLICANT

Company Name: _____

Trading Name: _____ ABN: _____

Address _____

Contact _____ Office Ph _____

Mobile _____

Email _____

TENANCY DETAILS

1. Premises to be leased _____

2. Co- Tenant details _____

3. The tenancy is required for a period of _____ months From _____ to _____

4. At a rental of \$ _____

5. Total number of persons to occupy Premises Adults _____ Children _____

Ages _____ Ages _____

6. Pets – Type of Pet _____ Breed _____ Number _____ Age _____

Type of Pet _____ Breed _____ Number _____ Age _____

REFERENCES

(Please provide two references)

Name of Owner/Agent _____ Ph _____

Property Leased _____

Period Leased from ____/____/____ to ____/____/____

Rent Paid per week \$ _____

Reason for vacating _____

Name of Owner/Agent _____ Ph _____

Property Leased _____

Period Leased from ____/____/____ to ____/____/____

Rent Paid per week \$ _____

Reason for vacating _____

OFFER OF OPTION TO OWNER

18. The Applicant offers to the owner an Option to lease the Premises. The Option to lease is created by the Owner's notification to the Applicant whether in writing or not that the Application and Offer is accepted by the owner.

19. The Option is exercised by the Applicant either:
(i) executing the Lease; or
(ii) taking possession of the Property with the Owners consent; or
(iii) giving a notice in writing to the Owner exercising the Option;
whichever occurs first.

20. If the Option is exercised by the Applicant, then the Option Fee paid is credited to the rental payable pursuant to the Lease. If not exercised, then the Option Fee is the property of the Owner pursuant to section 27(2) (a) of the Residential Tenancies Act 1987.

IMPORTANT INFORMATION FOR TENANTS

21. If the tenant wishes to vacate the Premises prior to the expiry of the Lease Agreement he/she may apply to the Agent for permission to break the Lease Agreement. Permission MAY be granted under the following conditions:

22. The tenant will pay:
a. The rent and all other outgoings on the property until it is re-let on behalf of the Owner.
b. Any costs reasonably incurred by the Owner in respect of the re-letting of the Premises including —
i). Reimbursement to the Owner for the cost of the Final Bond Inspection and the new Property Condition Report provided to the new Tenant.
ii). Advertising costs — which are to be paid in advance.
c. The cost of upkeep of the property until it is re-let.

23. In the event that the Property is not re-let before the expiry of his/her Tenancy, the Tenant remains responsible for:
a. The rent and all other outgoings on the Property until the expiry date of the Lease Agreement.
b. All upkeep expenses to the expiry date of the Lease Agreement.

24. The Tenant is aware that it will be his/her responsibility to show the Property and all interested parties will be provided with the Tenant's contact details in order to facilitate this.

25. Special Conditions to lease requested by the Applicant

Applicant's signature _____ Date _____

Applicant's signature _____ Date _____