

Tenancy Application

When the applications lodge, please prepare the following docs (**Total 100 points**):

Compulsory:	Photo ID (Driver License / Passport)	40 pts
	Bank Statement	30 pts
Optional:	Last 3 months pay slips	20 pts
	Student ID	20 pts
	Previous tenancy reference letter or ledger	20 pts
	Bills of last address	10 pts
	Pension or Health Care Card	10 pts

All references will be called checked and confirmed, **the landlord** will make the final decision

Holding fee:

- The Holding Fee is equivalent to one week's rent to hold the property for a period of 7 days only, starting from when the funds are received
- The Holding Fee will only be requested following approval of the application by **the landlord**
- Should the tenant withdraw from the application, the landlord will retain the **whole** Holding Fee by Residential Tenancies Act 2010

Entry fees:

The following entry fees should be paid prior to lease commencement:

- Rent : Fortnightly (2 weeks) in advance
- Bond: 4 weeks rent

NOTICE TO PROSPECTIVE TENANTS

The availability of telephone lines; internet services; analogue, digital or cable television (and the adequacy of such services); are the sole responsibility of the tenant(s) and tenants should make their own enquiries as to the availability and adequacy of such services before accepting the tenancy of the property. The landlord does not warrant that any telephone plugs, antenna sockets or other such service points located in the property are serviceable, or will otherwise meet the requirements of the tenant, and tenants must rely upon their own enquiries.