

COMMERCIAL APPLICATION FOR THE PROPERTY AT

I accept, if this application is declined, Jays Real Estate is not legally obliged to give reasons why this application has been declined. I agree to refrain from asking for any further details. I/we accept this application form & all attached documentation provided is not retained by Jays Real Estate and will be shredded within 24 hours of being declined. Please initial _____

PRIVACY NOTICE & CONSENT

Consent

I, _____
(Full name)

of _____
(Residential Address)

Have read and understood the attached information. I authorise employees of Jays Real Estate, and independent contractors of Jays Real Estate including their directors, officers and employees, to obtain relevant information from, and release relevant information to, the parties described on page 2 to assist with my involvement with Jays Real Estate.

I understand that I can revoke my authority at any time. I acknowledge that if I revoke my authority, or if I decline to provide information as requested by Jays Real Estate, Jays Real Estate may be unable to provide the products or services I have requested.

Signed _____

Date _____

Parent/Guardian Signature (if under 18 years of age) _____

Privacy

Revori Pty Ltd (ACN 649 303 668) trading as **Jays Real Estate** is committed to protecting your privacy in compliance with the *Privacy Act 1988* (Cth) and the Australian Privacy Principles (APPs). This document sets out Jays Real Estate's condensed Privacy Notice. **Jays Real Estate** also has a full Privacy Policy, which contains information about how you can complain about any breach by Jays Real Estate of the APPs or an applicable APP Code. A full copy of our Privacy Policy can be accessed at Jays Real Estate office.

Information Collection, Use and Disclosure

During the course of your involvement with Jays Real Estate, we may collect, use or disclose personal information about you for the following purposes:

- Assisting you to sell your property;
- Assisting you to purchase a property;
- Assisting you to lease a property (either as lessor or lessee);
- Assisting you to obtain a loan;
- Assisting you with payment or refund of a bond;
- Assisting you with tenancy disputes;
- Coordinating repairs or maintenance of a property owned or leased by you;
- Recording or accessing information at the Titles Registry Office or other government agency;
- Recording or accessing information at the Residential Tenancies Authority;
- Recording or accessing information on tenancy information services or databases;
- Client and business relationship management;
- Marketing of products and services to you;

The types of personal information we may collect, use or disclose about you includes but is not limited to:

- Your full name;
- Your date of birth;
- Your residential address;
- Your postal address;
- Your email address;
- Your home telephone number;
- Your work telephone number;
- Your mobile telephone number;
- Your occupation and business address;
- Financial information including details of your employer, income, name of bank or financial institution;
- Details of properties owned by you;

In order to provide products and services to you, we may disclose your personal information to the persons/organisations described below:

- In the event that you are a seller or a lessee, we may disclose your personal information to prospective buyers of the property owned or leased by you;
- In the event that you are a buyer or a lessee, we may disclose your personal information to the sellers of the property you are purchasing or leasing;
- Your legal advisor(s) and the legal advisor(s) representing the other party(s) involved in your transaction;
- Your financial institution and/or financial advisor;
- Insurance providers and brokers;
- Utility providers and utility connection service providers;
- Persons or organisations involved in providing, managing or administering your product or service including independent contractors engaged by us as real estate agents;

- Tradespeople engaged by us to repair or maintain a property owned or leased by you;
- Organisations involved in maintaining, reviewing and developing our business systems, procedures and infrastructure including maintaining or upgrading our computer systems;
- Persons or organisations involved in purchasing part or all of our business;
- Our related companies;
- Organisations involved in the payments systems including financial institutions, merchants and payment organisations;
- The Titles Registry Office or other government agencies;
- The Residential Tenancies Authority;
- Police;
- Tenancy information services or databases;
- Real estate websites;
- Real estate peak bodies;

Whenever it is reasonable or practicable to do so, we will collect your personal information directly from you. Sometimes it will be necessary for us to collect information from a third party or a publicly available source, such as a credit reporting agency, your legal adviser, your past or current employers, your previous lessors or property managers, and tenancy information services or databases.

In the course of providing services to you, it may be necessary for us to enter your personal information into forms generation software and real estate websites. Depending on the terms of use of such software and websites, a third party may acquire rights to use or disclose information entered into the relevant forms or websites.

We may disclose your personal information to recipients within Australia or to overseas recipients. Should information be required to be sent interstate or overseas, we will take steps to protect the privacy of your information.

We need your permission to collect, use and disclose your personal information, and we therefore ask that you sign the consent on the first page of this document to indicate your consent.

In the event that you do not consent to Jays Real Estate collecting and releasing your personal information as described above, we may be unable to provide the services requested by you.

Access to, and correction of personal information

You have the right to request access to your information and to request that Jays Real Estate update or correct your personal information. A charge may apply for providing access to your information.

Our Privacy Policy contains further information about how you may request access to, and correction of, your personal information.

Contacting Us

You may contact us by mail, email or telephone as follows:



PO Box 747
Mount Isa QLD 4825



(07) 4744 8000



leasing@jaysre.com.au

Application for Commercial Tenancy

Premises / Lease Offer Details

Address of Premises

Lease Commencement Date:

Lease Term: Option Period:

Weekly Rent: including GST

Proposed Use of Premises:

.....

Individuals Details

Full Name.....

Have you been known by any other name? ☐ Yes ☐ No

If Yes, what other name have you been known by?

Driver's License Number or Passport Number..... State..... Date of Birth.....

Registration Number of Vehicle/s.....

Contact Details

Current Address.....

.....

Phones: Work.....

Home.....

Mobile..... Email.....

Individuals Business Details:

Company Name..... ABN/ACN.....

Trading As:..... Registered Address:.....

Business Description:

.....

Business Experience: years

Other Trading Locations:

Solicitor:..... Phone:

Business Banker:..... Phone:

Business Tenancy History:

Current Trading Address:.....

Period of Occupancy:

Reason for Leaving:

.....

Landlord/Agent Details:..... Phone:

OWNERS/ PARTNERS / DIRECTORS (GURANTORS)

Name	Position	Phone	Address
.....
.....
.....

Business / Individuals Credit History:

Creditor:..... Loan Amount:..... Loan Period:.....

Creditor:..... Loan Amount:..... Loan Period:.....

Are you currently in debt to any landlord or agent? YES or NO (Please circle)

Business Referees (All referees should not be related to you)

Name	Phone	Relationship
.....
.....
.....

Additional Conditions:

Please list any improvements / maintenance you'd like to propose

Are you employed? Yes ☐ No ☐

Full Time/Casual/Part Time/Centrelink/Contract/Other

Occupation.....

Net weekly Income \$.....

Length of Employment.....

Name of Employer.....

Phone.....

Address of Employer.....

If self employed.....

Business Name.....

How long Self employed?.....

ABN.....

Address of Business.....

.....

Accountant's Name.....

Phone.....

Next of Kin (Please Provide Details of preferred person to be contacted in the event of an emergency)

NameContact number/s.....

Address.....

JAYS COMMERCIAL

Ph: 4744 8000 | Email: leasing@jaysre.com.au

77 Camoowal Street, Mount Isa, QLD 4825

JAYSRE.COM.AU

Please advise the following by ticking either Yes or No

Have you or the business ever been evicted by an agent/lessor?

Yes ☐ No ☐

Is there any reason known to you that would affect your ability to pay rent?

Yes ☐ No ☐

Was your business rental bond at your last address refunded in full?

Yes ☐ No ☐

If No, please advise what deductions were made from your bond?

Are you as an individual or the business in debt to another agent/lessor?

Yes ☐ No ☐

If Yes, why are you in debt to your past agent/lessor?

You are required to meet a 100 point identification criterion upon submission of your application, and the agent/lessor may photocopy any item to retain as part of your application.

IMPORTANT: At least one form of Photo Identification MUST be provided.

70 points

Passport ☐

Full birth certificate ☐

Citizenship Certificate ☐

40 points

Australian Drivers Licence ☐

Student Photo ID ☐

Department of Veterans Affairs Card ☐

Centrelink Card ☐

Proof of Age Card ☐

State/Federal Government Photo ID ☐

25 points

Medicare Card ☐

Council Rates Notice ☐

Motor Vehicle Registration ☐

Telephone Bill ☐

Electricity Bill ☐

Water/Gas Bill ☐

Tenancy History Ledger ☐

Bank Statement ☐

Credit Card Statement ☐

Last FOUR rent receipts ☐

Rental Bond Receipt ☐

Previous Tenancy Agreement ☐

You are also required to supply the agent/lessor with proof of your income upon submission of your application:

Employed: Last two pay slips

Self-Employed: Bank statements, Group Certificate or letter from accountant detailing income

Un-Employed: Centrelink statement

I, the applicant, declare that the above information is true & correct and that I have supplied it of my own free will. I acknowledge that my personal contents insurance is not covered under any lessor insurance policy/s and understand that it is my responsibility to insure my own personal belongings. I understand that you as the agent/lessor have collected this information for the purpose of determining whether I am a suitable tenant for the property - in particular to check my identification, my ability to care for the property, my character and creditworthiness. For such purposes, I authorise you to contact the persons named in this application, and to undertake such enquires and searches (including any tenancy databases searches) as you consider reasonably necessary. In doing so, I understand that information provided by me may be disclosed to, and further information obtained from, referees named in this application and other relevant third parties. I acknowledge and accept that if this application is denied, the Agent is not legally obliged to provide reasons as to why. I also consent and understand that should my tenancy be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my details on to others which include (but is not limited to) insurance companies, body corporate, contractors, other real estate agents, sales people and tenancy default databases.

(Please tick Yes or No)

The applicant acknowledges that they have been made aware of the agency's privacy policy

Yes ☐ No ☐

The applicant acknowledges that the lessor and applicant (tenant) are bound by this agreement immediately upon communication of either the lessor or agents acceptance of the application.

Yes ☐ No ☐

Name of Applicant

Signature **Date**