

Rental application (Form 22)

Residential Tenancies and Rooming Accommodation Act 2008
(Sections 57B-57D and 457C-457E, 458A, 458B)



This rental application form should be used by all applicants and property managers or owners for residential tenancies. For more information about your rights and responsibilities, please see our Application process webpage.

Information to complete this application

If there is more than 1 applicant applying for the same property, each applicant needs to complete a separate application form (e.g. if applying with a partner, spouse or friends each person needs to complete a separate application form).

Property managers/owners should indicate on the application form ways to submit an application under item 3, and documents requested under items 7, 8 and 9 as well as provide information regarding tenancy databases under item 15.

Applicants should complete all other items on the form.

1 Property manager/owner details

Full name	See Agency details		
Phone	07-3857 3493	Email	rentals@starrealty.com.au
Agency details (if applicable)	Dev Prem Pty Ltd T/As Star Realty		

2 Address of the premises

		Postcode	

3 Ways to submit your application

Note: The property manager/owner should indicate the submission methods

Submit your application using one of the following two methods:

1	Via email to rentals@starrealty.com.au
2	Via post to Star Realty, PO Box 618, Aspley Qld 4034

4 Number of occupants

Total number of occupants (including those under 18 years of age) intended to reside on the premises

Number of occupants under 18 years of age

5 Applicant details

Personal details

Full name			Date of birth	
Current address				
			Postcode	
Phone		Email		

6 Employment details

Current employer			
Job title			
Length of employment		Gross weekly income	

Note: If you cannot provide details of your current employment or income, please provide other details about your ability to pay rent under item 7, Financial information.

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7 Financial information

Note: The property manager/owner should indicate which financial information documents are requested.

Please provide the following documents to verify your ability to pay rent

- | | |
|---|--|
| 1 | Most recent pay slips (2 to be provided) |
| 2 | Bank statement |

Examples: most recent pay slips, bank statements (without transaction details), other financial documents (as requested by the property manager/owner). Note: Required documents may vary depending on individual circumstances, refer to the property manager/owner requirements.

If not receiving regular income (e.g. self-employed, casual, freelance, between employment)

Please provide details of previous employment or other documents supporting your financial ability to pay rent, such as:

- Pay slips from previous employment
- Bank statements (**without transaction details**)
- Centrelink payment statements/letters
- Proof of savings or assets

• Other

8 Verification of identity

Note: The property manager/owner should indicate which identity documents are requested.

Please provide the following documents to verify your identity. You should discuss the most suitable method of identity verification if you are unable to provide the requested documents

- | | |
|---|----------------------------|
| 1 | Drivers Licence / 18+ Card |
| 2 | Passport / Other Photo ID |

Note: If you are providing copies of identification documents, your personal information must be stored securely. If your application is unsuccessful, the property manager or owner must destroy this information within 3 months of the relevant tenancy commencing, unless you otherwise consent for information to be held for a longer period.

9 Applicant suitability

Note: The property manager/owner should indicate which documents are requested.

Please provide the following documents to support your suitability

- | | |
|---|---|
| 1 | Application acknowledgement to be completed and submitted with this application |
| 2 | Current phone, electricity, gas account |

Note: Where an applicant may be unable to provide the requested documentation, they should discuss with the property manager/owner other alternative suitable documentation.

10 Rental history (if you do not have a rental history, leave this section blank)

Property 1

Current/previous address			
		Postcode	
Rental period (Start – End)			
Property manager/owner name			
Property manager/owner email			
Property manager/owner phone			

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Property 2

Previous address			
		Postcode	
Rental period (Start - End)			
Property manager/owner name			
Property manager/owner email			
Property manager/owner phone			

11 References

Please provide 2 referees who can verify your ability to care for the premises

Name			
Phone		Email	
Referee's connection to applicant			

Name			
Phone		Email	
Referee's connection to applicant			

12 Pet details

Do you intend to keep any pets at the premises? Yes No

If yes, provide details

Type/s of pets	
Number of pets	

Other information about any pets (optional)

Examples: The pet's age, temperament, training, whether the pet is to be kept inside and/or outside, photos of any pets or their enclosures

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Note: If a pet is to be kept at the premises, the tenancy agreement may contain additional reasonable conditions such as requiring the tenant to do pest control and carpet cleaning.

13 Vehicle details

Will any vehicles be parked at the premises? Yes No

If yes, please specify the number of vehicles

Cars Trailers Caravans Heavy vehicles Boats Other motor vehicles

Note: If vehicles are to be parked on the premises the property manager/owner may require additional conditions in the tenancy agreement such as the requirement for vehicles to be parked in a dedicated parking space, driveway, park or body corporate rules relating to vehicles.

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14 Term of tenancy

Preferred move-in date	
Desired lease term (e.g. 6 months, 12 months, 24 months)	

15 Tenancy databases

A property manager/owner can use tenancy databases to check an applicant's tenancy history.

The following databases may be used to check an applicant's tenancy history. An applicant may contact the tenancy databases using the following details.

Tenancy database	Phone number	Web address
TICA		https://www.tica.com.au/

16 Submission confirmation: Your application will not be processed unless all required documents are submitted

Print name	Signature	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>

Help or further information

For further information, visit the Residential Tenancies Authority (RTA) website at rta.qld.gov.au or call the RTA's Contact Centre on 1300 366 311.

Important information:

- Application form:** Property managers and owners must use a standardised tenancy application form which complies with the *Residential Tenancies and Rooming Accommodation Act 2008* (the Act) and the *Residential Tenancies and Rooming Accommodation Regulation 2009* (the Regulation).
- Exemptions:** Relevant lessors, as defined under section 57B(7) of the Act, are not required to use this standardised application form.
- Ways to submit applications:** Applicants must be given at least 2 different ways to submit their application, one of which must not be a restricted way. Restricted ways are:
 - where an applicant is required to provide their personal information through an online platform to someone who is not the property manager or owner, but who is collecting the information on behalf of the property manager or owner, and/or
 - a method that incurs a cost to the applicant such as an application fee or the cost to conduct a background check.
- Request for information from applicants:** Applicants can only be asked for specific details, including proof of identity, financial ability to pay rent, documents assessing their suitability and references. Applicants cannot be asked to provide information such as details about legal actions they have taken, including previous tenancy disputes or matters considered by the tribunal, history of rental bond claims, breach notices given by and to the applicant, and statements of credit accounts or bank accounts detailing transactions.
- Verifying identity:** An applicant can prove their identity either by presenting the original documents or providing a copy. The property manager or owner must not keep a copy of the original documents unless the applicant has given their consent. No consent is required if a copy of the documents is provided instead of the original.
- The information provided must be used solely to assess an applicant's suitability as a tenant.
- An applicant's personal information must be stored securely and only used for the application process.
- An applicant should ensure that they keep a copy of their application form for their records.
- If an applicant does not have the requested documentation, they should discuss with the property manager or owner what other documentation may be suitable.

Failure to comply with application process requirements is an offence, with a maximum penalty of 20 penalty units.

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Discrimination in accommodation

If an applicant believes they are unlawfully being discriminated against, they should contact the Queensland Human Rights Commission.

The Commission handles complaints of discrimination, including those based on race, gender, age, disability, relationship status, sexuality, and other protected attributes under the Queensland *Anti-Discrimination Act 1991*. The Commission can provide guidance on how to file a complaint and assist in resolving issues related to unlawful discrimination.

Assessment of an application

A property manager or owner will assess the suitability of an applicant based on the information provided, including checking tenancy databases identified in Item 15. If an applicant is listed on a tenancy database, they will be informed of the listing details. For more information visit the RTA's website.

An applicant should ensure that they complete the application in full with true and correct information.

A property manager or owner is not required to provide reasons to an applicant on why their application is unsuccessful.

For office use only	
Received by	<input type="text"/>
Date received	<input type="text"/>
Application submitted by	Email <input type="checkbox"/> In-person <input type="checkbox"/> Postal mail <input type="checkbox"/> Other <input type="checkbox"/>
Verification of identity completed	<input type="checkbox"/> Yes <input type="checkbox"/> No
Required documents attached	<input type="checkbox"/> Yes <input type="checkbox"/> No



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Telephone interpreter service



If you have difficulty understanding English, you can access a free interpreter service by calling the RTA (Monday to Friday, 8:30am to 5:00pm – AEST time zone).

Calling from within Australia – Call 1300 366 311.

Calling from overseas – International callers +61 7 3224 1600 (+10 hours UTC)

Arabic

يمكنك الوصول إلى الدعم من RTA عن طريق الاتصال بالرقم **1300 366 311** (من داخل أستراليا) أو **+61 7 3224 1600** (من خارج أستراليا)، من الاثنين إلى الجمعة، من الساعة 8:30 صباحاً إلى 5:00 مساءً بتوقيت شرق أستراليا. ويمكنك الوصول إلى خدمة الترجمة المجانية عند الاتصال بهذا الرقم.

Punjabi

ਤੁਸੀਂ RTA ਕੋਲੋਂ ਸਹਾਇਤਾ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ: **1300 366 311** (ਆਸਟ੍ਰੇਲੀਆ ਵਿੱਚ) ਜਾਂ **+61 7 3224 1600** (ਆਸਟ੍ਰੇਲੀਆ ਤੋਂ ਬਾਹਰ) 'ਤੇ ਸੋਮਵਾਰ ਤੋਂ ਸ਼ੁੱਕਰਵਾਰ, 8:30 ਸਵੇਰ ਤੋਂ 5:00 ਸ਼ਾਮ AEST 'ਤੇ ਫੋਨ ਕਰ ਸਕਦੇ ਹੋ। ਜਦੋਂ ਤੁਸੀਂ ਇਸ ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋਗੇ ਤਾਂ ਤੁਹਾਨੂੰ ਮੁਫਤ ਦੁਬਾਸ਼ੀਆ ਸੇਵਾ ਵੀ ਮਿਲ ਸਕਦੀ ਹੈ।

Japanese

RTAによるサポートにアクセスするには、月曜日から金曜日の午前8時30分から午後5時まで（AESTオーストラリア東部標準時）に電話番号 **1300 366 311**（オーストラリア国内）または **+61 7 3224 1600**（オーストラリア国外）に電話してください。この番号に電話すると、無料の通訳サービスにアクセスできます。

Korean

RTA의 지원 서비스를 이용하려면 **1300 366 311** (호주 국내) 또는 **+61 7 3224 1600** (호주 국외)번으로 전화하십시오(월요일~금요일, 호주 동부표준시 기준 오전 8:30~오후 5:00). 이 번호로 전화하면 무료 통역 서비스를 이용할 수 있습니다.

Simplified Chinese

若需 RTA 支持服务，请致电 **1300 366 311**（澳大利亚境内）或 **+61 7 3224 1600** 澳大利亚境外），工作时间为周一至周五上午 8:30 至下午 5:00（澳大利亚东部标准时间）。拨打此号码可获取免费口译服务。

Spanish

Puede acceder a la ayuda de la RTA llamando al **1300 366 311** (dentro de Australia) o al **+61 7 3224 1600** (desde fuera de Australia), de lunes a viernes, de 8:30am a 5:00pm hora estándar del este de Australia (AEST). Si llama a este número, podrá acceder a un servicio de intérprete sin cargo.

Traditional Chinese

您可以於澳洲東部標準時間星期一至星期五上午8時30分至下午5時致電**1300 366 311**（澳洲境內）或 **+61 7 3224 1600**（澳洲境外）獲取RTA的援助。致電時，您可以使用免費傳譯服務。

Vietnamese

Quý vị có thể xin RTA hỗ trợ bằng cách gọi số **1300 366 311** (trong nước Úc) hoặc **+61 7 3224 1600** (bên ngoài nước Úc), từ Thứ Hai đến Thứ Sáu, 8:30 sáng đến 5:00 chiều AEST. Quý vị có thể sử dụng dịch vụ thông dịch miễn phí khi gọi đến số này.





ATTACHMENT TO RENTAL APPLICATION – Please acknowledge the following by INITIALLING

I/We, the Applicant/s	
Acknowledge that I/we have sighted and reviewed the General Tenancy Agreement (Form 18a), the Information Statement (Form 17a), body corporate by-laws (if applicable) and the standard terms before submitting this application to Star Realty	<i>Initial:</i>
Acknowledge that any false information I/We provide in this application could jeopardise this application and any subsequent tenancy agreement I/we enter into on approval by the Lessor/Agent.	<i>Initial:</i>
Acknowledge that I/we have inspected the above property internally & externally and accept the property in it's current condition.	<i>Initial:</i>
Acknowledge that once acceptance of the application has been conveyed to me/us either in writing or verbally, the terms of the lease agreed upon become binding and the full bond + first 2 week's rent will be required to be paid as a holding deposit <u>within 24 hours</u> .	<i>Initial:</i>
Are agreeable to receiving notices via email should this application be accepted.	<i>Initial:</i>
Accept that if this application is rejected, the agent/lessor is not legally obliged to give reasons for the rejection.	<i>Initial:</i>
On signing this Tenancy Application the Applicant/s agree the Agent is authorised to make enquiries to verify the information contained therein with relevant tenancy databases including databases of the Applicant/s previous letting agents.	<i>Initial:</i>
Consent and understand that should my tenancy agreement be accepted and upon commencement of the tenancy agreement, there may be cause for the agent/lessor to pass my/our details onto others which may include (but is not limited to) insurance companies, body corporate, contractors, other real estate agents, salespeople and tenancy default databases.	<i>Initial:</i>
Acknowledge that my/our 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>Initial:</i>
Acknowledge that should my/our application be declined, Star Realty will keep our Application on file for one (1) month after we have been notified that our Application has been declined.	<i>Initial:</i>

PRIVACY ACT DISCLAIMER

In accordance with the National Privacy Principals we disclose that in addition to information being supplied to a database company, other organisations may receive information from time to time. Other organisations may include and are not limited to debt collection agencies, insurance companies, government departments, law enforcement agencies, tradespeople, other landlords and or their agents.

I/We the said applicant declare that I/We give permission to the agent to collect information in relation to the tenancy application and pass such information onto TICA Default Tenancy Control Pty Limited. I/We further give permission for the information to be provided to any other tenancy database for the assessment of the tenancy application. I/We further give consent to the agent to contact any of the referees provided in the application.

I /We agree and understand that once a tenancy application has been lodged, and an inquiry made with a tenancy database, my/our information may be recorded as making an inquiry. I/We agree that in the event of a default occurring under a tenancy agreement I/We give permission to the member of a tenancy database to register any of the details of such breach with a tenancy database. I/We further agree and understand that the removal of such information from a database company is subject to the conditions of the Database Company.

Applicant: _____
Print Name
Signature
Date



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Our connection service is complimentary to you. It's our way of ensuring the move into your new home is as seamless as possible.

You choose. We get things sorted.

We offer a panel of some of Australia's leading service providers, so it's easy for you to find one to suit your lifestyle and budget.

- Electricity
- Gas
- Internet
- Home Phone
- Pay TV
- Truck & Car Hire

plus more...

Let's connect now.

Connecting your home has never been easier, thanks to connectnow.

Return this completed form to your real estate agent or scan and email to dataentry@connectnow.com.au

 connectnow.com.au OR

 1300 554 323

 1300 889 598

We'll be in touch soon after you submit this form, to get things sorted for you.

connectnow.

We get things sorted.

Your details

Surname _____

Given name _____

Connection address _____

Suburb _____

Postcode _____

State _____

Email address _____

Phone _____

Mobile _____

Move in date _____ / _____ / _____

SIGNED _____

Date _____ / _____ / _____

YES I accept the Terms.

Please call me to connect my new home services



We'll attempt to contact you within 1 working day of receiving this application to provide you with our connection service. If you don't hear from us, please call 1300 554 323 to ensure your services are connected.

PRIVACY CONSENT AND TERMS: By signing this form you consent and agree to the following: Connect Now Pty Ltd (ABN 79 097 398 662) ("connectnow") will collect, use and disclose your personal information to contact you (including electronically) about providing moving, connection and disconnection services and to inform you about products and services offered by its related companies and third party suppliers. These other companies may also use your details to contact you directly about their products and services. See connectnow's Privacy Policy for further details, including your rights to access and correct the information held about you at connectnow.com.au. Third party service providers (who may transfer your data overseas) may have their own Privacy Policy, which you can request from them. You consent to connectnow continuing to market to you unless you opt out, including by emailing info@connectnow.com.au to the extent permitted by law and except where expressly guaranteed, connectnow is not responsible or liable for delayed or failed connections or the service providers' connection charges, which you must pay to them directly. Connectnow may be paid a fee by service providers and may pay a fee to real estate agents relating to services provided to you. If you nominate an alternative contact person on this application, you authorise them to act on your behalf to arrange moving, connection and disconnection services, including accepting third party terms. You warrant that you are authorised to make this application on behalf of all applicants and alternative contact persons listed and that each person has consented and agreed to the handling of their personal information on the same terms as you have.

*While our services are free to you, standard provider connection fees and charges may apply. Connectnow may receive commissions or fees from its service providers for referrals or connections.

Office only section

Branch name _____

Property or Sales Manager name _____

Connectnow Pty Ltd is part of the AGL Group.