Residential Application Form For your application to be processed you must answer all questions

A. AGENT DETAILS Colin Knight Real Estate Address: 60 Doncaster Street, Balwyn North VIC 3104 Phone: (03) 9859 8746 email: justyn@colinknight.com.au website: www.colinknight.com.au i acknowledge receiving the Statement of Information for Rental Applicant prior to completing this Rental Application Form. E. PROPERTY DETAILS Car Insurance 1 What is the address of the property you would like to rent? Postcode Postcode Rental Amount Postcode S per week Details and diacour of the services lised abox. What ad addiacour of the services lised abox. What ad the service is lised abox 1. Lease term? We acknowledge the attiff We consent to the diacoure of the services and the form including any personal information. YourPoter and consent personal information. YourPoter and consent personal information. YourPoter and the services is lised abox 2. Lease commencement data? Years Me adrowledge that fileword on the consection of the services lised abox. YourPoter and the services lised abox 3. Lease term? Aduits Aduits Children Aduits Children Aduits Children Day Months Bele to Binth	Residential Application	tion Form	COLIN K	NIGHT
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F. APPLICANT HISTORY	H. CONTACTS / REFERENC	ES		
8. How long have you lived at your current add	ress?	16. Please provide a contact in case of emergency		
Years Months		Surname	Given name/s	
9. Why are you leaving this address?				
		Relationship to you	Phone no.	
10. Rental Provider/Agent details of this proper	ty (if applicable)			
Name of Rental Provider or agent		17. Please provide 2 personal references (not related to you)		
		1. Surname	Given name/s	
Rental Provider/agent's phone no. Weekly Ren	•			
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11. What was your previous residential address	;?			
		2. Surname	Given name/s	
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12. How long did you live at this address?				
Years Months				
		I. OTHER INFORMATION		
13. Rental Provider/Agent details of this proper	ty (if applicable)			
Name of Rental Provider or agent			18. Car Registration	
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Rental Provider/agent's phone no. Weekly Ren	t	Breed/type	Council registration / number	
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		2.		
		PLEASE NOTE		
		Initial payments must be made by c		
G. EMPLOYMENT HISTORY		within 24 hours after approval of app	plication. No Personal Cheques	
14. Please provide your employment details		accepted.		
What is your occupation?		Keys will not be handed over until the lease agreement has been		
		signed by all applicants.	signed by all applicants.	
What is the nature of your employment?		This application is accepted subject to the availability of the property		
Full Time Part Time Casual	Unemployed	on the due date and no action shall be taken by the applicant against		
		the Rental Provider and the agent should any circumstances arise whereby the property is not available for occupation on the due date.		
Employer's name (inc. accountant if self employed or institution if student)				
		HOW DID YOU FIND OUT ABO	_	
Employer's address		The Age The Internet	Local Paper	
		Board Counter List	1 5	
Postcod		Referral Other (speci	fy)	
		PLEASE PROVIDE US WITH 1	00 POINTS OF IDENTIFICATION	
Contact name Phone no.		Driver's Licence	50	
		Passport	50	
Length of employment	Net Income			
Years Months	\$	Proof of Age Card	50	
		Student ID Card	50	
15. Please provide your previous employment o Occupation?	details	Copy of Mobile Phone Account	20	
		Copy of Medicare Card	20	
		Concession / Pension Card	10	
Employer's name		Copy of gas/electricity account	30 each	
		OFFICE USE ONLY		
Length of employment	Net Income	Property Rental		
Years Months	\$	per week	\$ per month	

FORM 3 Residential Tenancies Act 1997 (Section 29C)

(Regulation 14)

STATEMENT OF INFORMATION FOR RENTAL APPLICANTS

- 1. Discrimination is treating, or proposing to treat, someone unfavourably because of a personal attribute. Discrimination is also imposing an unreasonable requirement, condition or practice that disadvantages persons with a personal attribute.
- 2. In Victoria it is unlawful to discriminate against someone in relation to certain personal attributes. This means that residential rental providers (rental providers) and real estate agents cannot refuse you accommodation or discriminate against you during your tenancy on the basis of personal attributes protected by law. The following is a list of some protected attributes that are sometimes discriminated against in the rental market—
 - age;
 - disability (including physical, sensory, intellectual disability and mental illness);
 - employment activity;
 - expunged homosexual conviction;
 - gender identity;
 - industrial activity (including union activity);
 - marital status;
 - parental status or status as a carer;
 - · physical features;
 - political belief or activity;
 - pregnancy or breastfeeding;
 - race;
 - religious belief or activity;
 - lawful sexual activity or sexual orientation;
 - sex or intersex status;
 - · association with someone who has these personal attributes.
- 3. These personal attributes are protected by law and extend to agreements under the **Residential Tenancies Act 1997** (the Act). It is against the law for a rental provider or their agent to treat you unfavourably or discriminate against you because of these personal attributes when you are applying for a rental property, occupying a rental property or leaving a rental property.
- 4. Discrimination on the basis of any of these personal attributes may contravene Victorian laws including the Act, the Equal Opportunity Act 2010 (the Equal Opportunity Act), and a range of Commonwealth Acts including the Age Discrimination Act 2004, the Disability Discrimination Act 1992, the Racial Discrimination Act 1975 and the Sex Discrimination Act 1984.
- 5. In some limited circumstances, discrimination may not be unlawful, including accommodation provided for children, shared family accommodation, and student accommodation. For example, a community housing provider who is funded to provide youth housing may positively discriminate to provide accommodation for a young person. For more information, contact the Victorian Equal Opportunity and Human Rights Commission (VEOHRC).
- 6. Scenarios and examples of unlawful discrimination in applying for a property
 - Refusing or not accepting your application because you have children, unless the premises is unsuitable for occupation by children due to its design or location.
 - Processing your application differently to other applicants and not giving your application to the rental provider because you have a disability or because of your race.
 - Offering you the property on different terms by requiring more bond or requiring you to have a guarantor because of your age.
 - Refusing to provide accommodation because you have an assistance dog.

7. Scenarios and examples of unlawful discrimination when occupying or leaving a property

- Refusing to agree to you assigning your lease to someone else because of that person's personal attributes.
- Refusing to allow you to make reasonable alterations or modifications to the property to meet your needs if you have a disability.
 - Extending or renewing your agreement on less favourable terms than your original agreement based on your protected
 - attributes (e.g. due to a disability).
 - Issuing you with a notice to vacate based on your protected attributes.

The examples listed and similar actions could contravene the Act, the Equal Opportunity Act, or the Commonwealth Acts.

Getting help

- If a rental provider or a real estate agent has unlawfully discriminated against you and you have suffered loss as a result, you may apply to VCAT for an order for compensation under section 210AA of the Act. VCAT may be contacted online at <u>vcat.vic.gov.au/</u> or by calling 1300 018 228.
- 9. If you would like advice about unlawful discrimination in relation to an application to rent or an existing agreement you may call Victoria Legal Aid on 1300 792 387.
- 10. If you feel you have been unlawfully discriminated against when applying to rent, or once you have occupied a property, you or someone on your behalf may make a complaint to VEOHRC at humanrightscommission.vic.gov.au/ or by calling 1300 292 153.