

national rental affordability scheme



tenancy application

IMPORTANT NOTICE TO TENANTS - YOU MUST READ THIS INFORMATION PRIOR TO COMPLETING YOUR APPLICATION FORM

- ✓ All points of identification must be provided or your application will not be processed.
- ✓ All persons over the age of 18 wishing to reside at the property must submit an application.
- ✓ Applicants agree that the property has been inspected and accept the property in its present condition or please request Sight Unseen Agreement form.
- ✓ Upon acceptance of your application you will be required to pay a minimum of your first two weeks rent as a deposit. Personal cheques, cash or bank transfer will not be accepted.
- ✓ The property will not be held for you until the application has been approved & the first two weeks rent has been paid in cleared funds.
- ✓ Please note: it can take 5 to 7 business days to process your NRAS tenancy application, however we endeavour to have a result for you as quickly as possible.
- ✓ This agency does not accept bond loans.

EACH APPLICANT MUST COMPLETE THE BELOW:	TICK
Complete your 2Apply Application at - www.rentstar.com.au/nras	
Tenant Declaration Form - Page 2	
NRAS Demographic Form (one per household) - Page 7 to 12	
AMC Application Form - Pages 13 to 16	
NRAS Registration Letter	
UPLOAD THE BELOW IDENTIFICATION WITH YOUR 2APPLY APPLICATION:	
1 x Primary ID: Current Australian Passport, Australian Birth Certificate or Citizenship	
1 x Secondary ID: Current Australian Drivers License or Proof of Age Card	
IF YOU HAVE RECEIVED CENTRELINK IN THE LAST 12 MONTHS PLEASE PROVIDE:	
Centrelink Income Statement - MyGov	
12 Months Centrelink Payment History - MyGov (we will accept screenshots from your phone)	
IF YOU HAVE WORKED IN THE LAST 12 MONTHS PLEASE PROVIDE:	
Taxation Notice of Assessment for Last Financial Year 2019/20	
Most recent payslip with Year to Date (YTD)	

Personal information privacy notice

- The Department of Housing and Public Works has collected personal information on your application form to provide you with housing assistance in connection with the National Rental Affordability Scheme. To assist you with your housing needs and services, relevant personal information related to your eligibility for the Scheme, will be disclosed to: tenancy managers of National Rental Affordability Scheme properties, partner agencies, service providers, agencies authorised by legislative provisions, and local government and non-governmental agencies that will provide you with housing and/or support services. Limited personal information may be used for housing related research, policy or planning functions. Unless authorised or required by law, your personal information will not be passed on to any other third party without your consent. More information about the department's [privacy policy](#) is available on the department's website.

Declarations

I understand:

- that accommodation made through the National Rental Affordability Scheme is not social housing. The Department of Housing and Public Works has no involvement in the ownership of properties, allocations to tenants or management of tenancies under the scheme, and hence does not take responsibility for tenancy outcomes.
- the instructions and Privacy Notice on this form
- that all or part of my personal information provided in my NRAS application has been given to non-government agencies to assist in referring my application to National Rental Affordability Scheme tenancy managers
- that this form will be used by the Department of Housing and Public Works to verify that my National Rental Affordability Scheme application was true and correct
- that I may become ineligible for National Rental Affordability Scheme assistance if changes occur to any of my, or members of my household's circumstances and/or incomes and/or assets detailed in my application
- that at the time of signing any residential tenancy agreement with an approved tenancy manager under the National Rental Affordability Scheme, I must produce proof of identity and income details that verify I am still eligible for the scheme.
- that I will commit an offence and be liable to a penalty under the Housing Act 2003 if I knowingly provide to the Department of Housing and Public Works false or misleading information that may influence decisions about eligibility for housing services and may make my application invalid.

I agree to be bound by the Privacy Notice and Declarations.

I declare to the best of my knowledge, the information I have provided on this form and in conjunction with my NRAS application is true and correct.

Name of applicant	<input type="text"/>
NRAS Registration Number	<input type="text"/>
Signed by the applicant	<input type="text"/>
Date	<input type="text" value="/ /"/>
Full name of witness	<input type="text"/>
Position	<input type="text"/>
Signature	<input type="text"/>
Date	<input type="text" value="/ /"/>

ASSETS

Do you own or part own property either in Australia or overseas?

Residential (including a house, flat, unit or townhouse)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Vacant Lane (including residential, commercial or industrial)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Live-abroad boat, caravan, mobile home or transportable home	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Industrial Property	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Commercial Property	<input type="checkbox"/> Yes	<input type="checkbox"/> No

If you answered yes to any of the above questions, please provide copies of all documentation with your application and list below the name(s) of the person(s) who owns the property and the address plus details of the property ownership, including the value of the property.

Do you have any cash or money in the bank, building society or credit union, including interest free accounts or any interest bearing deposits or fixed deposits?

Balance of bank accounts:	Account 1 - \$	Account 2 - \$	Account 3 - \$
Deposits (interest free bearing, fixed)	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Balance - \$

Do you have any bonds, debentures, shares, property trusts, friendly society bonds and managed investments? If you answered yes to any of the below please attach copies of all documentation to your application

Bonds	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
Debentures	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
Shares	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
Property Trust	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
Managed investments	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$

Have you received any superannuation payments in the form of a lump sum or an allocated pension? If you answered yes to any questions below please attach copies of all documentation to your application.

Superannuation	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
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PRESERVATION AGE (Please only provide if you have reached preservation age)

Date of Birth

Before 1 July 1960
 1 July 1960 - 30 June 1961
 1 July 1961 - 30 June 1962
 1 July 1962 - 30 June 1963
 1 July 1963 - 30 June 1964
 After 30 June 1964

Preservation Age

55
 56
 57
 58
 59
 60

PROPERTY

Have you received a share of a property settlement or sale of a property?

Sale of a property	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$
Share of a settlement	<input type="checkbox"/> Yes	<input type="checkbox"/> No	\$



February 2021

The National Rental Affordability Scheme

Tenant Demographic Assessment and Consent Form

When to use this form

This is an approved form under section 44 of the National Rental Affordability Scheme Regulations 2020. This form needs to be completed by you as the tenant and the approved participant/property/tenancy manager so the Department of Social Services (the department) can verify tenant eligibility for the National Rental Affordability Scheme (NRAS). The approved participant must provide a tenant consent form for each tenant of the dwelling.

This form requests information about you and the approved rental dwelling which, includes:

- the length of the lease;
- the number and ages of occupants residing in, or will reside in, the dwelling;
- sources and details of income earned (noting the approved participant will need to provide supporting evidence either at the time of completing the form or at a later date);
- the amount of rent that will be charged.

Tenant's consent to give information

For the purposes of NRAS, by completing and signing Part B of this form you agree to the collection, use and disclosure of your personal information contained in this form. You also agree to the collection, use and disclosure of any additional or supporting information collected by the property manager/approved participant throughout the period of your tenancy. In addition to signing this form, any additional or supporting information you provide to the property manager/approved participant may be forwarded to the department to support the information provided in the tenant consent form.

If you do not agree, this may affect your eligibility for NRAS.

You can ask your approved participant/property manager to give you a copy of the information that they have provided to the department.

When is the form required?

Before the tenancy starts (at point of entry)

Approved participants/property/tenancy managers are required to provide both **Part A** and **Part B** of this form to prospective tenants. Each prospective tenant must complete and sign **Part B** of this form prior to entering into any lease or rental agreement for an NRAS approved rental dwelling.

During the tenancy period

Part A and **Part B** of this form is required to be submitted by the anniversary of the initial start of the tenancy each year.

Part A – Dwelling and Lease Details (approved participant to complete)

Approved participants are required to notify the department any time there is a change to the lease or to the amount of rent charged. The department requires approved participants to provide the department with evidence of the change in rent (such as a rent variation letter or an updated signed lease. A supporting Tenant Demographic Assessment must be entered in the NRAS portal to capture any change).

Approved participants are required to provide the department with an updated Part A of this form, when there has been a change to the amount of rent charged or a new lease has been signed.

Part B – Tenant Consent Form (Tenant to complete)

Tenants are required to provide a consent form at the commencement of a new lease and then by the anniversary of the initial start of the tenancy each year to confirm the household income limits and to provide a review of income. If a new tenant joins the household a new tenant consent form must be completed.

Please note the date the new tenant joins the household does not restart the tenancy year for the household, the anniversary will continue to be the anniversary of when the original tenants became eligible tenants and a new Part B is to be completed on this date.

All adult tenants and independent minors (persons aged under 18 years and residing in the household but living independently, i.e. not financially dependent on an eligible tenant over the age of 18 years) are required to **sign** the Tenant Consent Form – signature page. Please ensure each tenant signs and completes the signature page (page 10).

It is your responsibility as a tenant to notify your approved participant/property/tenancy manager any time there is a change to the household income or household demographics (such as a new person (adult or child) joins the household). Tenants may provide the approved participant/property/tenancy manager with an updated Part B of this form at this time, however, will still be required to submit a signed tenant consent form before the next anniversary of the tenancy date. Changes to the household demographics may impact tenant eligibility under NRAS and must be verified at the time of the change to ensure continued eligibility.

Who fills out the form?

Part A of the tenant consent form must be completed by an approved participant, or an authorised agent of the approved participant like your property/tenancy manager. Applications completed by any other parties will not be considered by the department.

Part B of the tenant consent form must be completed by all adult tenants and independent minors of the household. All adult tenants and independent minors are required to **sign** the Tenant Consent Form – signature page. Please ensure each tenant signs and completes the signature page (page 10).

Why is information collected?

Information about you, and your household, is collected in this form and any additional or supporting information to confirm your eligibility to rent an NRAS property. It may be used to better direct resources to areas of need and improve its services. The information may also be provided to state or territory governments for the same purpose.

Protection of information

The approved participant and the department, as the persons responsible for collecting the information in this form and any additional or supporting information, are required to observe the Australian Privacy Principles under the *Privacy Act 1988*. This means that this form must:

- tell you why the information is needed (i.e. to enable the department to assess your eligibility to lease an NRAS property and to provide additional information for assessing the rental eligibility status);
- tell you what will happen to your information and who it will be given to (i.e. the approved participant will provide the information to the department and the department may give the information to any other parties the department determines appropriate to achieve the objectives of the Scheme).

In addition, the approved participant and the department must:

- store the information securely;
- only use the information for the purpose it was obtained;
- only pass your information to other parties when the law allows or requires it.

The department sometimes provides information about people who are accessing Australian Government funded services to other Government departments and researchers. When this happens, only limited information is made available, and the department removes all details that could identify you, e.g. your names and your employer's name.

Any other Australian Government departments, state and territory governments and Australian researchers who are given access to the information must also observe the Australian Privacy Principles (or equivalent) when handling the information.

The Australian Privacy Commissioner can investigate allegations of improper collection, use and disclosure of personal information by Government departments.

For more information about how the department handles personal information please see the department's privacy policy at www.dss.gov.au/privacy-policy. The department's privacy policy contains information about how an individual can seek access to or correction of personal information held by the department. The policy also provides information about how an individual can make a privacy complaint.

Obligations of your approved participant/housing provider

The approved participant must verify that the gross annual income (income from all sources before tax is applied) of all occupants that reside in an NRAS approved rental dwelling is within the household eligibility threshold for your household composition. Your income is reviewed annually. The initial verification must be conducted by the approved participant/property/tenancy manager prior to you entering into a lease or rental agreement for the dwelling.

Please note that you will cease to be an eligible tenant if your household's combined gross annual income exceeds the approved income threshold by 25 per cent or more in two consecutive eligibility years.

The approved participant must ensure that they comply at all times with the landlord, tenancy, building and health and safety laws of the state or territory and local government area in which the dwelling is located.

The approved participant must provide an NRAS approved rental dwelling at a rate at least 20 per cent below the assessed market rent of the property.

The approved participant may review the rent charged for your property in line with the landlord, tenancy and local government laws in your relevant state or territory. However, any change in rent must ensure that each charge of rent for the dwelling is at least 20 per cent below the market value rent for the property.

The approved participant must keep and maintain all records used to verify your eligibility to lease an NRAS dwelling, methodology for determining market rent value and rent charged, and information and details specifically requested by the department for five years.

Important information

The **approved participant or property/tenancy manager** is responsible for completing the following questions on the Tenant Demographic Assessment and Consent Form:

Part A

- Question 1* - Dwelling ID
- Question 2* - Lease details
- Question 3* - Gross household income
- Question 4* - Rent details
- Declaration* - Signed by Approved participant or property/tenancy manager

* denotes mandatory questions

The **tenant** is responsible for completing the following questions on the Tenant Demographic Assessment and Consent Form:

Part B

- Question 5* - Age composition of household
- Question 6* - Household demographics
- Question 7* - Sources of income
- Question 8 - Sources of income evidence
- Question 9 - Studying or training
- Question 10 - Prior living arrangements
- Tenant consent form* - all tenants are required to sign the form

* denotes mandatory questions

Further information

Further queries about this form can be sent to nras@dss.gov.au

Tenant Demographic Assessment Form

PART A – Dwelling and Lease details

Approved Participant/Housing provider to complete Questions 1 to 4 and declaration

1. Dwelling ID* (* denotes mandatory question)

Dwelling ID number *	
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2. Lease details*

Start and end date of current lease* <small>(for existing tenants only)</small>	From:	To:
New Lease dates *	From:	To:
Ongoing lease? <small>(Circle as appropriate)</small>	Yes	No
What dates do changes in the Tenant Demographic Assessment (TDA) start from? *	From:	To:

3. Gross household income* (as assessed by approved participant or property/tenancy manager).

a. For new tenants:

Gross household Income (before tax)	Amount	Number of residents receiving Commonwealth Rent Assistance
What was the annual gross household income for the 12 months prior to entry into this dwelling? *	\$	

b. For existing tenants:

Gross household Income (before tax)	Amount	Number of residents receiving Commonwealth Rent Assistance
What is the annual gross household income before tax for the last 12 months? *	\$	

4. Rent details*

What is the market value rent for the dwelling, including the NRAS market rent index (CPI) if applicable? *	\$
What is the current rent charged? *	\$

Approved participant or property/tenancy manager declaration*

I (name of authorised officer)

Omar Hamid

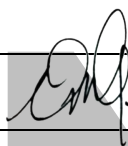
Of (approved participant or housing provider name)

Rent Star Property Management

have explained to the tenant, and I believe the tenant to understand:

- all of the information at pages 1-4 of this form;
- that the personal information the tenant has been asked to provide is collected for the purpose of determining access to and delivery of affordable rental accommodation under the Scheme; and
- that, as the approved participant or housing provider, I will be required, from time to time, to disclose some or all of the tenant's personal information to the Australian Government, and may also be required to disclose some or all of that information to other government departments and researchers as directed by the Australian Government.

Officer signature



Date:

01/04/2021

Part B – Tenant Consent Form

By completing this form you as the tenant are providing consent to the collection and use of any personal information contained in this form, and in any additional or supporting information and documentation provided to the approved participant during the course of the tenancy to determine your eligibility to lease a property under the Scheme. This consent covers use by the approved participant and the department to use your personal information for the purpose of the Scheme.

Tenant to complete Questions 5 to 10 and consent form

5. Age composition of household*

What are the ages of all residents in your household? *

Age	Number of household residents (please indicate the number of tenants for each relevant age group for each relevant tenant)
0 – 4 years	
5 – 17 years	
18 – 54 years	
55 & over	

6. Household demographics*

Household demographics	Number applicable
Number of sole parents *	
Number of independent minors * (Independent minors are those persons aged under 18 years and residing in the household but living independently, i.e. not financially dependent on an eligible tenant over the age of 18 years)	
Number of couples*	
Number of residents with a disability	
Number of residents who are Aboriginal and/or Torres Strait Islander peoples	

7. Sources of income*

(It is not mandatory to identify the income source, but it is **mandatory** to provide the housing provider with **evidence of household income** in order to verify your eligibility to rent an NRAS approved rental dwelling.)

What is the main source of income for each resident in the household?

Income source	Number of residents
Government Pensions and Allowances	
Self Employed	
Superannuation or annuity	
Wages/Salaries (Private Sector)	
Wages/Salaries (Public Sector)	
Wages/Salaries (Community Sector)	
Other Sources	

8. Sources of income evidence

What type of evidence was provided by the tenants to support the household income? (Evidence of household income may be provided at the time this form is completed or it may be provided as applicable, during the period of tenancy).

What evidence did you provide to the Approved participant or property/tenancy manager to support the income declared as above.	Please indicate against each relevant category the types of evidence the household has provided to support the household income.	
	Tick if evidence is provided when the form is completed	Tick if evidence will be provided later
Payslip	<input type="checkbox"/>	<input type="checkbox"/>
Tax Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Centrelink Statement	<input type="checkbox"/>	<input type="checkbox"/>
Bank Statement	<input type="checkbox"/>	<input type="checkbox"/>
Superannuation Statement	<input type="checkbox"/>	<input type="checkbox"/>
Other (please list) – e.g dividend statement, foreign income, net income from business	<input type="checkbox"/>	<input type="checkbox"/>
Other -	<input type="checkbox"/>	<input type="checkbox"/>
Other -	<input type="checkbox"/>	<input type="checkbox"/>
Other -	<input type="checkbox"/>	<input type="checkbox"/>

9. Studying or training

How many residents of the household are currently studying or training?

Studying or training	Number of residents
Apprentices or traineeships	
Primary or secondary students	
Tertiary students (university or technical college)	

10. Prior living arrangements

Prior to this lease, what were the living arrangements of all household residents?

Living arrangements	Number of residents
Home being purchased	
Home fully owned	
Homeless	
Living with family or friends	
Other	
Rented – Real Estate Agent	
Rented - State & Territory Housing Authority	
Supported accommodation	

Tenant 1 to Sign

Tenant consent form – Signature Page* (all adult tenants and independent minors of the household are required to sign this page, please reprint this page for each tenant and complete).

NRAS Dwelling ID:

(if known)

The personal information you are asked to provide in this form or as additional or supporting information during your period of tenancy, is collected by the approved participant/property/tenancy manager to enable the approved participant or housing provider to determine (and the department to verify) your eligibility to lease a property under the Scheme and to assist the Australian Government to find out more information about who is accessing its services. The approved participant or housing provider will be required to collect your personal information and provide it to the department. The approved participant, housing provider and the department all may be required, from time to time, to pass some or all of your personal information to other Australian Government departments and researchers however will not be disclosed to other agencies.

I (name of tenant/s)

Of (address)

In relation to my personal information contained in this form, and in the additional or supporting documentation provided during the course of my tenancy, I give my consent for the approved participant or housing provider responsible for managing the allocation covering my rental dwelling to collect my personal information for the purposes described in this form and in accordance with the objects of the Scheme.

I also give my consent for the approved participant or housing provider to disclose on my behalf to the Australian Government, or to other government departments and researchers as directed by the Australian Government, some or all of my personal information as collected in this form or any additional or supporting information as collected during the course of my tenancy.

I also acknowledge the disclosure of some or all of my personal information to the Australian Government and its use will occur for the purpose of assisting the Australian Government to conduct research and report its performance under the Scheme.

I also agree, in the event the allocation covering my rental dwelling is transferred to another approved participant, my details may be provided to the gaining approved participant.

Should I provide further personal information related to this form, or for the purposes of NRAS, I consent for my personal information to be handled in accordance with the above.

Tenant/s signature

Date:

This consent form will be retained by your approved participant or housing provider, and may be sighted by the Australian Government, in order to verify your eligibility to lease a property under the Scheme.

Tenant 2 to Sign

Tenant consent form – Signature Page* (all adult tenants and independent minors of the household are required to sign this page, please reprint this page for each tenant and complete).

NRAS Dwelling ID:

(if known)

The personal information you are asked to provide in this form or as additional or supporting information during your period of tenancy, is collected by the approved participant/property/tenancy manager to enable the approved participant or housing provider to determine (and the department to verify) your eligibility to lease a property under the Scheme and to assist the Australian Government to find out more information about who is accessing its services. The approved participant or housing provider will be required to collect your personal information and provide it to the department. The approved participant, housing provider and the department all may be required, from time to time, to pass some or all of your personal information to other Australian Government departments and researchers however will not be disclosed to other agencies.

I (name of tenant/s)

Of (address)

In relation to my personal information contained in this form, and in the additional or supporting documentation provided during the course of my tenancy, I give my consent for the approved participant or housing provider responsible for managing the allocation covering my rental dwelling to collect my personal information for the purposes described in this form and in accordance with the objects of the Scheme.

I also give my consent for the approved participant or housing provider to disclose on my behalf to the Australian Government, or to other government departments and researchers as directed by the Australian Government, some or all of my personal information as collected in this form or any additional or supporting information as collected during the course of my tenancy.

I also acknowledge the disclosure of some or all of my personal information to the Australian Government and its use will occur for the purpose of assisting the Australian Government to conduct research and report its performance under the Scheme.

I also agree, in the event the allocation covering my rental dwelling is transferred to another approved participant, my details may be provided to the gaining approved participant.

Should I provide further personal information related to this form, or for the purposes of NRAS, I consent for my personal information to be handled in accordance with the above.

Tenant/s signature

Date:

This consent form will be retained by your approved participant or housing provider, and may be sighted by the Australian Government, in order to verify your eligibility to lease a property under the Scheme.



Tenant Application Form

Note: This form must be completed by each tenant wanting to reside in the property i.e. if 3 people are wanting to move in, then 3 forms must be completed. (Children not earning an income are excluded).

Applicant Details

Name:

Contact Number

Mobile:

Home:

Email

Rental Dwelling Address:

Date of Application:

Tenants

Number of Adults

Number of children under 18 yrs old

Proof of Identity

Please provide a copy of at least one item from both the primary and secondary list of items below as proof of identify of the following documents depending on your QLD residency status. Please tick ID provided.

Primary

- | | |
|---|---|
| <input type="checkbox"/> Full Australian birth certificate or extract of Australian birth certificate | <input type="checkbox"/> Immigration papers or other documents issued by the Commonwealth Department of Immigration and Citizenship (including various visas) |
| <input type="checkbox"/> Current Australian Passport | |
| <input type="checkbox"/> Naturalisation or Citizenship certificate | |

Secondary

- | | |
|--|--|
| <input type="checkbox"/> Driver's license with photograph | <input type="checkbox"/> Other recognized photographic ID (e.g. Security Identification, Cash Convertors Card) |
| <input type="checkbox"/> 18 plus card with photograph | <input type="checkbox"/> Recent Bank Statement, Credit union or building society statement showing recent transactions |
| <input type="checkbox"/> Queensland shooters license with photograph | <input type="checkbox"/> Tax Notice of Assessment |
| <input type="checkbox"/> Bank, credit card or ATM Card with your signature | <input type="checkbox"/> Student card with photograph |
| <input type="checkbox"/> Apprenticeship indenture papers | |
| <input type="checkbox"/> Medicare card | |



Total Income

Federal Government requires proof of the last 12 months income, therefore it is possible to be granted Conditional NRAS Approval from the State Government based on your current income, however you may still be rejected as an NRAS Eligible Tenant if your previous 12 months income exceeds the Federal Government's Tenant Income Levels.

Please confirm your total income received (including tax) for any of the following categories of income payments **in the last 12 months from the date of this application**. Please provide proof of each income i.e. pay slips, Centrelink statements, PAYG Summary, Notice of Assessment (most recent), letter from employer stating **Gross** Total Income Earned and or Bank Statement to prove the income stated etc. Failure to provide adequate supporting documentation will result in delaying the process or rejection of your suitability for this property.

- You must confirm any gaps e.g. "had no income for the period 1/5/18 to 14/6/18".
- Anyone under the age of 18 that is earning income or receiving Centrelink needs to provide evidence
- Evidence to be provided if you received income from overseas in the last 12 months

Income for the last Financial Year	\$ Gross Amount
ATO Tax Notice	
Summary all Group Certificates, Centrelink and all other income	
Income Type for the last 12 Months	\$ Gross Amount
Wages/Salary for the last 12 months	
Business Income	
Bank Interest	
Dividends	
Newstart Allowance, Youth Allowance and/or Abstudy Payments	
Rent Assistance	
Partner Allowance	
Parenting Single Payment	
Family Tax Benefit A and/or Family Tax Benefit B	
Child Support/Maintenance	
Maternity Leave/Allowance	
Age Pension	
Senior Supplement	
Carer Payment	
Disability Support Pension	
Youth Disability Support Pension	
Pension Supplement Basic Amount	
Sickness Allowance	
Special Benefits	
Bereavement Allowance	
Wife Pension	
Widow B Pension	
Double Orphan Pension	
Assistance for Isolated Children Scheme	
Mobility Allowance	
Remote Area Allowance	
Reportable Fringe Benefits	
Reportable Superannuation Contributions	
Other sources of income:	



Household Assets

Total Assets must not exceed \$116,375 for a single person or \$148,625 for two or more household members (current as at 27/7/18).

I also confirm that my liquid assets (as listed below) do not exceed the Queensland Government requirements, nor own or part own any real estate in Australia or overseas as at the date of this application (the household's combined assets need to be disclosed and proof of value need to be provided e.g. copies of bank statements, shares etc).

Household Assets	\$ Amount
Overseas Pensions	
Compensation Payouts or lump sum payouts	
Shares	
Dividends	
Bonds	
Debentures	
Term Deposits	
Property Trusts	
Other Trusts or managed Investments inc. Friendly Society Bonds	
Caravan/Mobile Home/live-aboard boat	
Residential Real Estate	
Vacant Land	
Industrial and or Commercial Property	
Other	

You must provide supporting documentation/evidence for any items you have mentioned above.

Superannuation

If you have received any superannuation payments in the form of a lump sum or an allocated pension please provide details.

Superannuation Yes ☐ No ☐

	Date of Birth	Preservation Age
Preservation age table	Before 1 July 1960	55
	1 July 1960 – 30 June 1961	56
	1 July 1961 – 30 June 1962	57
	1 July 1962 – 30 June 1963	58
	1 July 1963 – 30 June 1964	59
	After 30 June 1964	60



When approvals are provided by AMC, it is under the assumption that the Applicants income or assets does not vary from the information provided as at the date of this application until the day prior to the commencement of the lease.

I confirm that the information provided is true and correct. I acknowledge that confirmation of my eligibility will remain current for 14 days from the date of approval from AMC. I will advise the property manager if my income level or assets listed in this application change prior to the commencement date of the lease. I understand that my application will be assessed again based on this information.

You are also required to complete a Tenant Demographic Assessment (one per household).

(Please tick)

- ☐ I have provided evidence of my income for the last 12 months
- ☐ One Tenant Demographic Assessment (TDA) has been completed for the household
- ☐ Each adult tenant has completed their own "Tenant Application Form"
- ☐ I confirm that the information provided is true and correct

.....

Tenant Signature

Date:

.....

Witness Signature

Date: