

KEWSHELL PTY LTD (A.B.N. 12 073 601 215)  
Trading as

# BROOKES PARTNERS REAL ESTATE AGENTS

Incorporating – Sanders & Partners Real Estate

**Real Estate Agents, Auctioneers, Valuers, Property Managers, Business Agents & Project Marketing**

793-795 King Georges Road,  
South Hurstville N.S.W. 2221

Mail: PO Box 22, South Hurstville N.S.W. 2221

Telephone: (02) 9546 8666

Facsimile : (02) 9546 8600

Web : www.brookes.net.au

## INTENDED COMMERCIAL LEASE PREFERRED TERMS

**PROPERTY APPLIED FOR:**

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**LESSEE:**

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**INITIAL LEASE TERM:**

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**OPTION PERIOD/S:**

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**PROPOSED RENTAL:** \$ \_\_\_\_\_ PW / PM (GST Exclusive)

**COMMENCEMENT DATE:**

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**E-MAIL ADDRESS:**

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**CONTACT NUMBERS:** (Mb): \_\_\_\_\_ (Wk): \_\_\_\_\_

I / We understand we are liable for any lease and/or legal costs associated with preparing the lease for the above-mentioned property should we not proceed with our intention.

**LESSEE**

**DATE**

\_\_\_\_\_  
(SIGNED)

\_\_\_\_\_

# COMMERCIAL TENANCY APPLICATION

This is a legal document forming part of your lease agreement. Please be advised that any false or misleading statements made (including questions left unanswered) may result in forfeiture of the deposit paid.

PROPERTY APPLIED FOR: \_\_\_\_\_

INTENDED USAGE: \_\_\_\_\_

## COMPANY / INDIVIDUAL'S DETAILS

COMPANY / INDIVIDUAL'S NAME: \_\_\_\_\_

CONTACT PERSON: \_\_\_\_\_ PHONE: \_\_\_\_\_

FAX NO: \_\_\_\_\_ BUSINESS ESTABLISHED: \_\_\_\_\_

CURRENT BUSINESS ADDRESS: \_\_\_\_\_

REGISTERED BUSINESS ADDRESS: \_\_\_\_\_

ABN NUMBER: \_\_\_\_\_ TFN NUMBER: \_\_\_\_\_

## DIRECTOR'S / INDIVIDUAL'S DETAILS

1. FULL NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

DRIVER'S LICENSE NO: \_\_\_\_\_ HOME OWNED: YES / NO

2. FULL NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

DRIVER'S LICENSE NO: \_\_\_\_\_ HOME OWNED: YES / NO

3. FULL NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

HOME ADDRESS: \_\_\_\_\_

DRIVER'S LICENSE NO: \_\_\_\_\_ HOME OWNED: YES / NO

## CURRENT BANK DETAILS

INSTITUTION: \_\_\_\_\_ BRANCH: \_\_\_\_\_

MAIN ACCOUNT NO: \_\_\_\_\_

**SOLICITOR'S DETAILS**

FIRM: \_\_\_\_\_ REFER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ DX: \_\_\_\_\_

**TENANCY HISTORY**

1. CURRENT LANDLORD / REAL ESTATE: \_\_\_\_\_

CONTACT NO: \_\_\_\_\_ CURRENT RENT: \$ \_\_\_\_\_ / MONTH

DURATION OF TENANCY: \_\_\_\_\_

2. PREVIOUS LANDLORD / REAL ESTATE: \_\_\_\_\_

CONTACT NO: \_\_\_\_\_ PREVIOUS RENT: \$ \_\_\_\_\_ / MONTH

DURATION OF TENANCY: \_\_\_\_\_

**TRADE REFERENCES**

1. NAME OF FIRM: \_\_\_\_\_ REFER: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

2. NAME OF FIRM: \_\_\_\_\_ REFER: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

3. NAME OF FIRM: \_\_\_\_\_ REFER: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

**PERSONAL REFERENCES**

1. NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

RELATIONSHIP: \_\_\_\_\_ HOW LONG? \_\_\_\_\_

2. NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

RELATIONSHIP: \_\_\_\_\_ HOW LONG? \_\_\_\_\_

## REFERENCING AUTHORITY

I / we the applicant authorise Brookes Partners Real Estate to conduct reference checks with any of the organizations I have identified in completing this application form; including tenancy, trade, personal and / or financial references.

NAME OF APPLICANT'S  
COMPANY: \_\_\_\_\_

CONTACT  
NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

### NOTE

1. Should I / we decide not to proceed with our intention to lease the said premises then I/we acknowledge I/we shall be liable for any costs incurred as a result of our intention (including lease costs, 'fit-outs', loss of rental income). Such sum(s) may be deducted from any deposits paid.
2. I / we the applicant solemnly and sincerely declare that I/we are not bankrupt and affirm that the above information provided is true and correct.
3. I / we acknowledge my/our application will not be considered for approval until a copy of the following is provided with my application :-
  - **CERTIFICATE OF REGISTRATION OF MY COMPANY**
  - **DRIVERS LICENCE OR APPROPRIATE IDENTIFICATION FOR EACH DIRECTOR OR INDIVIDUAL**
  - **PROOF OF OWNERSHIP OF OWN PROPERTY (Eg: Council Rate notice etc).**

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
APPLICANT'S POSITION

\_\_\_\_\_  
DATE

**Brookes Partners**

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# Direct Connect

## Your Free No Obligation Connection Service

Let us do the running around and call you to organise the connection of your utilities before you move in!

<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>
Select the utilities you would like connected by ticking the relevant boxes below.	Fill out the relevant details on this form, sign it and lodge it with your property manager.	We will call you within 24 hours (except on weekends and public holidays), to confirm your details and connection timings.

**Please tick utilities as required**

Electricity <input type="checkbox"/>	Gas <input type="checkbox"/>	Phone <input type="checkbox"/>	Removals <input type="checkbox"/>
Internet <input type="checkbox"/>	Pay TV <input type="checkbox"/>	Insurance <input type="checkbox"/>	

**DECLARATION AND EXECUTION:** By signing this application, I/we: consent to Direct Connect arranging for the connection and disconnection of the nominated utility services and to providing information contained in this application to utility providers for this purpose; acknowledge having been provided with terms and Conditions of Supply of Direct Connect and having read and understood them together with the Privacy Collection Notice set out below; declare that all the information contained in this application is true and correct and given of their own free will; expressly authorise Direct Connect to provide any information disclosed in this Application to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; expressly authorise Direct Connect to provide any information disclosed in this Application to an information provider for the purpose of that information provider disclosing it to a supplier or potential supplier of the Services in accordance with the Privacy Collection Notice and to obtain any information necessary in relation to the Services; consent to Direct Connect contacting me by telephone or by SMS in relation to the marketing or promotion of all of the services listed under the heading "Utility Connections" above even if we/I have not applied for the connection of those services in this application. This consent will continue **[for a period of 1 year from the date of our/my execution of this application/until 28 days after we/I disconnect the last of the services in respect of which this application is made]**; acknowledge that this consent will permit Direct Connect to contact us/me even if the telephone numbers listed on this application form are listed on the Do Not Call Register; understand that under the requirements of the Privacy Act 1988, Direct Connect will ensure that all personal information obtained about me/us will be appropriately collected, used, disclosed and transferred and will be stored safely and protected against loss, unauthorised access, use, modification or disclosure and any other misuse; authorise the obtaining of a National Metering Identifier (NMI) for my residential address to obtain supply details; consent to Direct Connect disclosing my/our details to utility providers (including my/our NMI and telephone number); declare and undertake to be solely responsible for all amounts payable in relation to the connections and/or supply of the Services and hereby indemnify Direct Connect and its officers, servants and agents and hold them indemnified against any charges whatsoever in respect of the Services; acknowledge that, to the extent permitted by law, Direct Connect shall not be liable for any loss or damage (including consequential loss and loss of profits) to me/us or any other person or any property as a result of the provision of the services or any act or omission by the utility provider or for any loss caused by or in connection with any delay in connection, disconnection or provision of, or failure to connect or disconnect or provide, the nominated utilities; acknowledge that whilst Direct Connect is a free service I/we may be required to pay standard connection fees or deposits required by various utility providers; acknowledge that the Services will be provided according to the applicable regulations and that the time frames and terms and conditions of the nominated utility providers bind me/us and that after hours connections may incur additional service fees from utility providers; acknowledge that the real estate agent listed on this application form may receive a benefit from Direct Connect in connection with the provision of the service being provided to me/us by Direct Connect; and acknowledge the entitlement of Direct Connect and its associates, agents and contractors, to receive a fee or remuneration from the utility provider and that such fee or remuneration will not be refunded to me as a rebate in connection with the provision of the utility connection services. **By signing this application form, I warrant that I am authorised to make this application and to provide the consents, acknowledgements, authorisations and other undertakings set out in this application form on behalf of all applicants listed in this application form.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**P: 1300 664 715      F: 1300 664 185      W: www.directconnect.com.au**  
**Suite 10, 1 Chaplin Drive, Lane Cove West NSW 2066**