



Tenancy Application

This document is intended to provide information required by Village Management to assess the Tenants Application for site reservation. All information will remain confidential and if you have any concerns about answering any of the questions, please contact Village Management. A list of Park Rules for both the Albany Holiday Park and Albany Park Home Village are attached. They are a summary and do not constitute the terms of a lease and may be changed without notice. Please try and complete all the relevant sections of the form to avoid delays in processing.

REFERENCE SCHEDULE

PARTIES IN APPLICATION

Date: _____

Applicant(s) Full Name(s): _____

Address: (current home) _____

Telephone #'s: _____

Age: _____ & _____ *If more than one Applicant: Married? Defacto? (circle one)*

Vehicle type: _____ *Registration #:* _____

Extra vehicles: (include motorcycles/caravans/boats) _____

Email address: _____

THE PREMISES

Site number (attach plan) _____ Second choice: _____

Planned Park Home Make/Model: _____

Bedrooms: _____

Carport style: *(full length, enclosed, encompassing back of house etc.):*

Planned customising (brief): _____

OCCUPANTS and VISITORS

Intended Number Occupants: _____ Expected Number of Visitors at one time: _____

Visitors relationship To Occupants: _____

Length of Visitor Stay: _____ Max. Expected Duration of Visitor Stay: _____

Cumulative Over 12 mths: _____ Max. Expected Number Vehicles: _____

Visitor Vehicles: (make/colour) _____

SPECIAL REQUIREMENTS: (Please list any special requirements in regards to the items listed below. List things such as extra space needed, unique access requirements or anything that is either out of the ordinary or not reasonably expected or included in a standard Park Home or Site Lease agreement)

Health: _____

Home Access: _____

Vehicles: _____

Visitors: _____

Tools/Toys: _____

Pets: _____

Shed/Carport: _____

Any other items information in respect to your occupation of the site:

FINANCIALS:

Drivers License # or Passport #: (provide photocopy) _____

On Pension/Centrelink benefits: Y/N How Long: _____

Current Employment: _____

Employers Address: _____ Phone #: _____

Current Home: *Rented / Owned* (circle one):

If Rented: Rent Amt. Per Week: _____ How long renting?: _____

Landlords details: _____

Previous rental address: _____

Agent/Landlord details: _____

If owned: How long at current home: _____ # of Family living there: _____

Planning on selling: Y/N Currently listed with agent: Y/N Agent Name: _____

Will equity from sale of home cover cost of New Park Home: Y/N

If not, how will New Park Home be financed: _____

Will you have access to 10,000.00 or more for deposit payment on the date of signing of Park Home Purchase Agreement?: Y/N (Purchase agreement is usually signed when customer has the full cash amount or has an unconditional sale pending on their current home. Park Home loans are not currently offered by banks)

REFERENCES: (Not to be relatives)

Rental:

1: _____ PH: _____

2: _____ PH: _____

Work or Personal:

1: _____ PH: _____

1: _____ PH: _____

Bank:

1: _____ PH: _____

Criminal Convictions: Y/N (If Yes, please make appointment with Management to discuss or provide explanation in separate letter)

Signature of Applicant/s:

I /We hereby authorise Albany Park Home Village Management to utilise the information provided to conduct background & financial status checks as well as authorise Village Management to contact the listed references/Agents for the purpose of requesting relevant reference information.

1.) _____ DATE: _____

Signed by: (print name): _____

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Signed by: (print name): _____

SUMMARY OF TERMS/VILLAGE PARK RULES:

Lease Benefits / Coverage

- Rent includes park security, utilities and services maintenance including underground and above ground facilities up to the park home structure perimeter, road maintenance and cleaning, storm runoff, major vegetation maintenance (over 5m in height and either planted by park ground staff or in place prior to arrival of Park Home), free use and maintenance of Open Space and any other Park Home Village facilities that are constructed including existing BBQ area, Rec Shed and adjoining meeting areas, playground and park. The operator reserves the right to vary the rent terms with the appropriate notice and adherence to signed lease agreements.
- Tenant shall be entitled to peaceful enjoyment of their Park Home, site grounds and open space around the park and such right enforced by Park Home Village management.
- Future development of park facilities are planned. ie: communal gardens, walkways and nature paths.
- A locked mailbox with 24hr access will be made available to tenant with regular mail deliveries.
- Free 1/2hr per month access to Internet in Office, (subject to availability).
- Access to Office / Secretarial service, (fees may apply)
- Access to use of Self Lock, Under cover and Uncovered storage, (subject to availability and fees may apply)
- Weekly rubbish collection, (in approved or supplied bins) unless subject to change in change of terms.

TENANCY

The Tenancy and the Term be for a period as allowed by the new Residential Tenancies Act

SITE RENT

Rent is to be paid fortnightly (2 weeks).

Variation of Rent may occur. Tenant will be given at least 60 days notice prior to taking effect and will be in accordance with the Residential Tenancies Act or in accordance with lease terms.

UTILITIES

Tenant will pay for consumption charges for electricity and gas. Water fees may apply to excessive users.

TENANTS CONDUCT ON PREMISES

The Tenant shall not use the premises for any illegal purpose; and shall not cause or permit a nuisance, and abide by the standard park rules

It is a term of this agreement that the tenant -

- (a) shall keep the premises in a reasonable state of cleanliness;
- (b) shall notify the owner as soon as practicable but within 3 days of any damage to the premises; and
- (c) shall not intentionally or negligently cause or permit damage to the premises.
- (d) shall rectify any notices of required repair/cleanup or item/debris removal issued to the tenant by the landlord

LIABILITY

Insurance:

(1) tenant shall maintain all relevant and necessary insurances to ensure the Premises chattels and other property in control of the tenant is covered and indemnifies the Lessor and Landlord against any claim for damages.

(2) Insurance in clause (1) above may included but is not limited to; cover for fire, theft, storm damage, accidental damage and public liability

FIXTURES, ALTERATIONS, ADDITIONS

The Tenant shall not attach any fixture or make any renovation, repair, alteration or addition to the Premises that enlarges the building, alters it's appearance noticeably, encloses any structure/area, covers any area of the site without consulting Village Management.

SUBLETTING OF HOME

The Tenant shall not assign the Tenant's interest under this Agreement or sublet the Premises to any person.

VISITORS

The Tenant agrees that:

- (a) the person who may occupy the Premises in addition to the Tenant during the Term are the Occupants;
- (b) any other person who comes on to the Park to stay overnight to visit the Tenant or the Occupants is a visitor and will be subject to the conditions on the lease in respect to Visitors.
- (c) visitors may not stay on the Premises longer than the period set out in the lease agreement (expected reasonable max visitor length = 2 weeks no more than 4 weeks in any 12 month period);

PETS

The Tenant agrees not to keep animals on the Premises without the permission of the Landlord and shall maintain control of such approved animals in accordance with Park Rules.

SALE OF PREMISES

- (1) The Park Operator must be informed of the intention to sell or pass ownership of the premises prior to the commencement of advertising, offer to sell or transfer.
- (2) Any prospective new tenant/purchaser must meet the Park Operator and be approved for tenancy.
- (3) If the premises is listed by an agent for sale, the Agent must meet with Park Home Village management and also inform of any open house days or if customers are to enter Park to inspect the Premises.
- (4) Talk to the Park Operator for the current guidelines for Selling Your Park Home.