

Beattie Real Estate: Tenant Application & Information Sheet (Post 1st March 2026 – TMD Compliant)**ADDRESS OF PROPERTY:**

IMPORTANT NOTICE FOR APPLICANTS:

This property is offered on the basis of a Tenancy of Minimum Duration (TMD), effective for tenancies commencing on or after 1 March 2026. This means the default tenancy will be for a six-year fixed term. We conduct our vetting to ensure a good long-term match between tenant and property. Please answer all questions fully and accurately.

REQUIREMENTS: For each adult separate application please

- Please complete our Tenant information sheet in full and return it to us by Email : beattierealestate@gmail.com
- 2 written references from previous Landlord or 1 landlord and 1 work
- Copy of some form of ID . Passport for example
- Proof of funds. Pay slips last 3 months. bank statement showing paid to your account
- **Please complete as much of the form as possible, this only helps your application**
- **Note References are essential We cannot assess you without them!**

SECTION 1: PERSONAL & CURRENT CIRCUMSTANCES

Full Name: _____ *ID Verification:* ☐ Passport ☐ Driving Licence ☐ Other

Contact (Mobile): _____ *Email:* _____

Age: _____ *Nationality:* _____ *PPS Number:* _____

How many adults will reside? _____ *Children (Ages):* _____

Number of vehicles: _____ *Pets (Type/Breed):* _____

Current Address: _____

I confirm that I have a legal right to reside in the Republic of Ireland and to enter into a tenancy agreement. YES / NO _____

If less <2 years, previous address: _____

Have you ever been given a Notice of Termination or been asked to leave a tenancy?
YES / NO If YES, please state reason (e.g., sale, rent arrears, breach):

Have you ever been in rent arrears? **YES / NO** _____

Times moved in past 3 years: _____ Reason for current move: _____

References: Applicants must supply 2 written references –examples in order 1/ Previous landlord, 2/ Estate Agents 3/employer,

Please Note References are very important, if you don't have them we may not be able to help you.

Previous Tenancy you stayed 1		Written Reference attached	Yes	No	(MANDATORY – from most recent tenancy):
From:	_____	To:	_____		
Landlord's Name: _____					
Property Address:		Monthly rent paid € _____			
Reason for Leaving: _____					
Previous Tenancy you stayed 2		Written Reference attached	Yes	No	Reference 2(if applicable) or Employer Reference:
From:	_____	To:	_____		
Landlord's Name: _____					
Property Address:		Monthly rent paid € _____			
Reason for Leaving: _____					

SECTION 3: FINANCIAL ASSESSMENT (Long-Term Affordability)

Current Employment Status: **Employed / Self-Employed / Other:**

Employer Name: _____ Position: _____

Length of Employment: _____ Annual Income (approx.): € _____

Please attach your last 3 payslips and 3 months of bank statements.

Other sources of regular income or financial support? **YES / NO** Details: _____

SECTION 4: SUITABILITY FOR A LONG-TERM TENANCY

*Do you anticipate any major life changes (e.g., job relocation, change in household size) in the next 5 years? **YES / NO** If YES, please outline:*

*Has any intending occupant ever been convicted of a criminal offence? **YES / NO** if yes please explain*

What is your primary reason for seeking a stable, long-term home?

SECTION 5: DECLARATION & AUTHORISATION

I declare that the information provided is true and accurate. I understand that providing false or misleading information constitutes grounds for refusal of my application or future termination of the tenancy

I authorise Beattie Real Estate to conduct thorough reference checks, including verbal verification with previous landlords and employers, and to perform any necessary financial background checks relevant to assessing my suitability for a long-term tenancy.

I understand that for tenancies commencing on or after 1 March 2026, I will be offered a **six-year Tenancy of Minimum Duration (TMD)** as required by law, subject to the terms of the Residential Tenancies Acts .

I confirm that Beattie Real Estate has explained to me:

- (a) That this tenancy will be a 6-year Tenancy of Minimum Duration (TMD) if I am offered the property .
- (b) That rent increases are capped at the lower of 2% or CPI, and that the Landlord must serve 90 days' notice .
- (c) That the Landlord's termination rights depend on their status (Small or Large Landlord) , and that I can seek independent legal advice on my rights .

Data Protection Consent: I consent to Beattie Real Estate processing my personal data, including sensitive data (e.g., criminal conviction information), for the purposes of assessing my tenancy application, conducting reference checks, and managing the tenancy. I understand that my data will be retained for the duration of the tenancy and for a period thereafter as required by law, and will not be shared with third parties except as necessary for these purposes. I have read and understood the Privacy Policy available at www.btrealstate.ie.

Data Protection Consent: YES / NO (Please tick)

Signed: _____ Date _____

Print Name : _____

FOR AGENT USE ONLY – TMD VETTING CHECKLIST

- ☐ **Landlord Classification Verified:** Small / Large Landlord (Form on file)
- ☐ **Enhanced Reference Checks Completed:** 1. _____ 2. _____
- ☐ **Financial Verification:** Employment & income confirmed via payslips/bank statements.
- ☐ **Right to Rent:** ID (Passport/IRP) checked and copied.
- ☐ **TMD Advisory:** Six-year term, landlord termination rights, and rent review rules explained to applicant.
- ☐ **Application Reviewed for Long-Term Suitability:** Notes:

• _____
• _____

Processing Agent: _____ Date: _____

Received on:	_____
Received By:	_____
Contacted Applicant on:	_____
Interview Date / Time	_____

Reference Checks:	1. _____ 2. _____
Deposit Paid Date:	_____
Informed landlord:	_____