

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: _____

Current Address: _____

If at current address <2 years, previous address: _____

Contact (Mobile): _____ Email: _____

Age: _____ Nationality: _____ PPS Number: _____

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

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

SECTION 2: TENANCY HISTORY & VETTING (Enhanced for TMD)

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: _____

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: _____

<i>Previous Tenancy you stayed 2</i>	<i>Written Reference attached</i>	<i>Yes</i>	<i>No</i>	<i>Reference 2(if applicable) or Employer Reference:</i>
<i>From:</i>	_____	<i>To:</i>	_____	
<i>Landlord's Name:</i>	_____			
<i>Property Address:</i>	_____	<i>Monthly rent paid €</i>	_____	
<i>Reason for Leaving:</i>	_____			

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.

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.

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:	_____	Reference Checks:	1. _____ 2. _____
Received By:	_____	Deposit Paid Date:	_____
Contacted Applicant on:	_____	Informed landlord:	_____
Interview Date / Time	_____		_____