



Australian Government
Australia taxation Office

**Non-Resident Landlord scheme - Application to receive
Australia rental income without deduction of Australia tax**

July 2013.

Dear Sir,

You are to forward our updated form NRL1 to Landlords under your management for them to complete the forms and send back to us as soon as possible through fax number +61261693024 to protect their Australia tax exempt status.

You can use this form to apply to get your Australia rental income paid without deduction of Australia tax, if you:

- are an individual landlord of Australia property, and
- normally live outside the Australia.

Joint applicants, for example husband and wife, must complete separate forms.

If you are a Australia Citizen and resident or own a property outside Australia, this form NRL1 is not meant for you, please indicate " Australia Citizen/Resident" on the form and return it to us. We shall then send you a form NRL2 which will be forwarded to the relevant authorities for processing.

When completing form NRL1, please follow the steps below

1. We need you to provide your permanent address if different from the current mailing address on your Form NRL1, you must indicate if a non- Australia resident, your country of origin to support your non-resident status (if your property or other financial dealing has a Australia address for mailing purpose).
2. If any joint property owners are now Australia residents or Citizen, or in any way subject to Australia tax reporting laws, Please check the box in this section.

Please, complete Form NRL1 'attached' and return to us within 1 (one) week from the receipt of this letter by faxing it, to enable us update your records immediately if your property tax status or any other financial benefits are not rectified in a timely manner, it will be subject to Australia tax reporting and back up withholding.

We appreciate your cooperation in helping us protect your exempt status and also update our records. Sincerely,

Marcanev Sanders

Form **NRL1**

HM Revenue & Customs

**Application for Withholding Certificate for Dispositions
By Foreign Persons of Australia Real Property Interests**

HMRS No. 1545-1060



Part I Identification of Beneficial Owner	
1. Name of individual or organisation that is the beneficial owner	2. Sex: <input type="checkbox"/> Male <input type="checkbox"/> Female
2. Date of Birth:	3. (a) E-mail: address:
4. Nationality:	
5. Country and address of permanent Residence:	
6. Spouse Name:	
7. Address where property is owned (street, apt, or suite no)	7 (a) When did you acquire this property?
8. City or town, state or province, include postal code where appropriate	Country (do not abbreviate)
9. Is property free hold or lease hold?	
10. Name and Address of Letting Agents handling the property?	10 (a) Letting Agent's E-mail address
11. Telephone number of property Agents:	<input type="checkbox"/> NI or ITIN <input type="checkbox"/> EIN
12. Profession:	13. Day time phone/fax Number
14. Is property fully paid or under mortgage?	
15. If under mortgage give the following details:	
15. (a) Name of Lender:	
15. (b) Address of Lender:	
15 (c). Mortgage Account Number	
16. ATTACH PHOTOCOPY OF PASSPORT FOR PROPER IDENTIFICATION	
Part II Certificate of Beneficiary Owner	
Under penalties of perjury, I decided that I have examined the information on this form to the best of my knowledge and believe it is true, correct and complete I furthermore certify under penalties of perjury that:	
<ul style="list-style-type: none"> • I am the beneficial owner (or am authorized to Sign for the beneficial owner) of all the income to which this form relate. • The beneficiary owner is not a Australia person • The income to which this form relates is not effectively connected with the conduct of a trade or business in Australia or is effectively connected subject to tax under an income tax treaty, and • For broker transaction or barter exchanges, the beneficial owner is an exempt foreign person as defined in the instructions. 	
Furthermore, I authorized this form to be provided to any withholding agent that has control, receipt or custody of the income of which I am the beneficial owner or rent that can disburse or make payments of the income of which I am the beneficial owner.	

HM Revenue & customs does not require your consent to any provisions of this document other than the Certifications required to establishing your status as a non-Australia person and, if applicable, obtain a reduced rate of withholding.

Sign Here _____
(Signer #1) signature of beneficial owner or individual authorized to sign for beneficial owner

_____ Date

Sign Here _____
(Signer #2) Signature of beneficial owner or individual authorized to sign for beneficial owner

_____ Date