



RENTING CHECKLIST

For many people, renting property is their first real estate experience after moving from home, the first step along the road to acquiring property.

How to find the right rental property

- Decide where you'd like to live
- Drive around or walk the area to be sure
- Decide on how much rent you can afford
- Don't forget other costs like water rates and electricity
- Get to the paper early to plan your visits and calls to agents
- Check if pets are allowed
- Check connections such as phone and cable
- Check access to public transport

Your entitlements as a tenant

- Check details of the lease such as who pays water rates
- Check landlords obligation to make essential repairs regarding plumbing, electricity, water heater, etc
- Check Department of Fair Trading web sites for helpful information
- Make sure your bond is lodged with the appropriate rental bond board and you have a receipt

Your obligations as a tenant

- You will be required to sign a lease
- Alert the agent in writing of any prior damage to the property before moving in so you will not be held liable
- Pay a rental bond
- Pay the rent on time
- Pay for any agreed outgoings such as water usage
- Keep the property in good order
- Provide access to the managing agent for agreed property inspections
- Conform to local council regulations such as noise, garbage collection, etc
- Managing problems and issues
- Contact your property manager immediately
- Make sure you have all emergency numbers handy for repairs and assistance
- Know your neighbours as you may need their help