

HOW TO RENT A HOUSE OR FLAT



WHY SHOULD YOU LEARN THIS?

The Australian rental market can be very competitive. Knowing the process of applying for a rental property can help you move faster and get a property sooner.

WHAT?

The property that you are looking at renting is an important investment for the person who owns it. They will want to make sure that it isn't damaged and that they can feel safe that they will get paid rent on time every month. This is why there's so much documentation. It can also explain why it can be more difficult to secure housing for someone without a rental or employment history.

INSTRUCTIONS:

- Most rental properties will require one month's rent in advance as well as a bond, so it is useful to save this amount before you start looking for a rental property. Budget about 30% of your income on rent.
Some people, for example those on low incomes, may be able to get help from the government for paying rent or their bond. Talk to Centerlink about Rent Assistance for more information.

WHAT TO DO:

- 01** When you find a property that looks interesting, contact the real estate agent to organise an inspection and get information on the application process.
- 02** Attend the open for inspection. It's very important that you look over a property in person before you put in an application. Ask about what is included with the property (for example, occasionally the cost of water/gas/electricity can be included).
- 03** If you are organised, it is a good idea to submit your application as soon as possible – many people find that submitting the application at the end of an inspection is a good way to secure a property. This means that you will need to gather the documentation needed to submit an application before the inspection. You will likely need to provide multiple documents to prove your identity, your income and your rental history or referees.
- 04** If your application is successful, you will be asked to sign an agreement called a lease. This is a legal document which will state how long you can live there, how much it will cost and any requirements (for example, if you are allowed pets). Make sure that you are happy with the property before you sign this document; if they have promised to make changes or repairs, ensure this is in writing.

05

In most cases, you will be required to pay a bond of one month's rent. A bond is a upfront payment which is returned if you leave the property in similar condition at the end of the lease. Make sure that you get the bond lodgement form and a signed copy of a condition report (which describes the condition of the house/unit at the time of the lease). Take your own photos of the property as additional evidence.



GOT IT?

- It's worth being friendly to real estate agents and letting them know what kind of property that you are looking for.



TRY THIS

There are organisations that are available to help you in the process of renting a property. These include:

- Consumer Affairs Victoria: <https://www.consumer.vic.gov.au/housing/renting>
- Housing Victoria: <https://www.housing.vic.gov.au/get-rental-advice>
- Tenants Victoria: <https://www.tuv.org.au>

SO WHAT?

- Finding and securing a place to live takes effort and can be competitive. Make sure you're all ready to deal with the paperwork when you do see a place you love, so that you don't miss out!

WHAT ACTION WILL YOU TAKE?

- Ask about the application process before the inspection.
- When inspecting, look over the property closely. Ask questions.
- Read the lease carefully before signing and get any changes or promises in writing.
- Keep any documentation for your bond.



IF YOU LIKED THIS ONE YOU MIGHT WANT TO TRY...

- How to Get Medical Help
- How to Bake Bread
- How to Grow Food