

How to secure a rental property



Step 1 – Housing Plan

- **Price** – how much rent can you afford. The rent should not be more than 50% of your income.
- **Location** – certain suburbs are more expensive, especially closer to the city.
- **Health and safety standards** – properties need to meet the standards for your own good



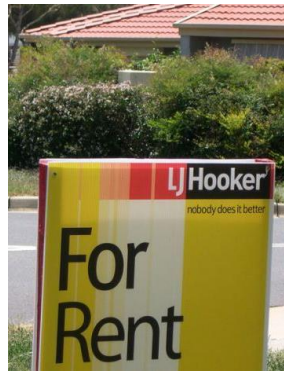
Step 2 – Save for a month rent

- In Australia, you need to pay your rent a month in advance.
- So, you need to save money to pay your first month **rent in advance**.



Step 3 – Search for properties

a. Internet



b. Signs



c. Real estate agent



d. Newspaper



Step 4 – Inspect properties

- After finding properties, you need to inspect them.
- Look for “**open for inspection**” time or call agent to make an appointment
- You cannot apply for a property before inspecting it.



General tenancy agreement (Form 18a)
Residential Tenancies and Rooming Accommodation Act 2008



Part 1 Tenancy details

Item 1 Lessor
Name/trading name
Address
Postcode
1.2 Phone Mobile Email

Item 2 Tenant/s
Tenant 1 Full name/s
Phone Email
Tenant 2 Full name/s
Phone Email
Tenant 3 Full name/s
Phone Email
2.2 Address for service (if different from address of the premises in item 5.1) Attach a separate list

Item 3 Agent if applicable. See clause 43
Full name/trading name
Address
Postcode
3.2 Phone Mobile Email

Item 4 Notices may be given to
(Indicate if the email is different from item 1, 2 or 3 above)
4.1 Lessor
Email Yes ☐ No ☐ Facsimile Yes ☐ No ☐
4.2 Tenant/s
Email Yes ☐ No ☐ Facsimile Yes ☐ No ☐
4.3 Agent
Email Yes ☐ No ☐ Facsimile Yes ☐ No ☐

Step 5 – Apply for properties

- Complete an application form

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Part 3 Special terms

Insert any special terms here and/or attach a separate list if required. See clause 203 to 205

The tenant/s must receive a copy of the information statement (Form 17a) and a copy of any applicable by-laws if copies have not previously been given to the tenant/s. Do not send to the RTA – give this form to the tenant/s, keep a copy for your records.

Signature of lessor/agent
Name/trading name
Signature
Date / /
in the presence of (witness)
Print name
Witness signature
Date / /

Signature of tenant 1
Print name
Signature
Date / /
in the presence of (witness)
Print name
Witness signature
Date / /

Signature of tenant 2
Print name

Signature of tenant 3
Print name

Step 6

a. Sign lease/tenancy agreement

Make sure you understand the agreement before you sign. It is a legal document.



Step 6

b. Pay first month rent and bond

Check with your housing worker or case manager if you can get a **bond loan** from Rentstart.



Step 7 – Complete a Condition Report

- Agent/owner will provide a report with notes of current condition of the property.
- Check the property before you move in and **add in any damage that is not on the report**.
- The condition report can be used as **evidence** as to who should pay for damage or cleaning



Step 8 – Basic Furniture Package

- If you are a Humanitarian Settlement Program (HSP), you may be eligible to get the furniture package.
- Your rent must not be more than 50% of your income
- Your lease must be at least 6 months