

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.





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