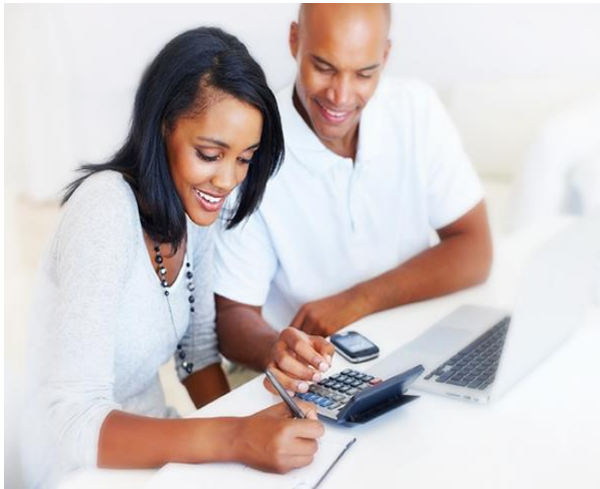
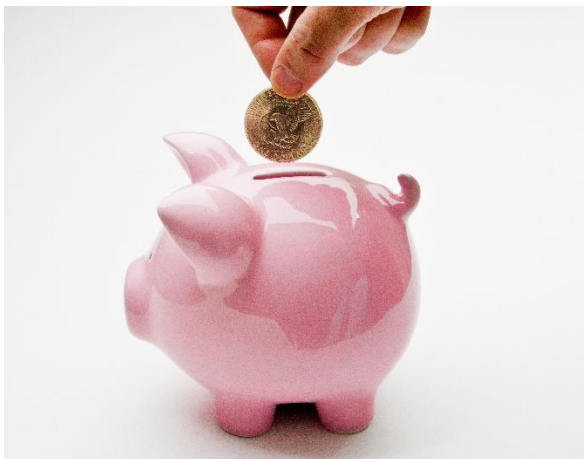


How to secure a rental property



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.



FORM 18
APPLICATION TO RENT RESIDENTIAL PREMISES
RESIDENTIAL TENANCIES ACT 1987 (WA)

APPLICANT ONE: _____
APPLICANT TWO: _____
APPLICANT THREE: _____
DETAILS OF THE PROPERTY: _____

APPLICANT ONE
Name: _____ Date of birth: ____/____/____
Phone Home: _____ Phone work: _____
Phone Mobile: _____ Email address: _____
Current address: _____
Proof of identification cited eg: driver's licence _____ passport _____ birth certificate _____

PREVIOUS RENTAL HISTORY
Address: _____
Rent paid \$ _____ per week ☐ fortnight ☐ month ☐
Rent paid to: _____ Phone: _____
(property manager or lessor's name)
Address: _____
(property manager or lessor's address)
Rented from ____/____/____ to ____/____/____
Reasons for leaving: _____

EMPLOYMENT DETAILS (if self-employed less than one year, give previous employer)
Occupation: _____ Employer: _____
Employer's address: _____
Employed from ____/____/____ to ____/____/____
Contact name: _____ Phone: _____
Net income \$ _____ per week ☐ fortnight ☐ month ☐
Net weekly income from other sources \$ _____ per week ☐ fortnight ☐ month ☐

Step 5 – Apply for properties

- Complete an application form



Sign the AGENT'S CONTACT DETAILS

FORM 1AA
RESIDENTIAL TENANCY AGREEMENT
RESIDENTIAL TENANCIES ACT 1987 (WA)
Section 27A

PART A
This agreement is made between:
LESSOR (name of lessor) _____
(lessor's contact details) ADDRESS: _____
TELEPHONE: _____ (optional) EMAIL: _____ (optional)
and
Tenant (name of tenant) _____
(tenant's contact details) ADDRESS: _____
TELEPHONE: _____ EMAIL: _____

Lessor's property manager
(name of lessor's property manager (if any) and contact details) _____

TERM OF AGREEMENT
(* delete as appropriate)
• This residential tenancy agreement is **periodic** - starting on ____/____/____
• This residential tenancy agreement is **fixed** - starting on ____/____/____ and ending on ____/____/____
Note: The start date for the agreement should not be a date prior to the date on which the tenant is entitled to enter into occupation of the premises.

RESIDENTIAL PREMISES
The residential premises are (insert address) _____ and
(delete/reduce) (* delete as appropriate) _____
(insert any additional matters, such as a parking space or furniture provided, or any restrictions, such as sheds)

MAXIMUM NUMBER OF OCCUPANTS
No more than (insert number) _____ persons may ordinarily live at the premises at any one time.

RENT
(* delete as appropriate)
The rent is (insert amount) \$ _____ per week/calculated by reference to tenants income
(insert calculation) _____
Payable weekly/fortnightly* in advance starting on ____/____/____
The method by which the rent must be paid is: (* delete as appropriate)
(a) by cash or cheque* or
(b) into the following account or any other account nominated by the lessor*:
BSB: _____ Account number: _____ Account name: _____ Payment reference: _____
or
(c) as follows*: _____

FORM 1 AA Residential Tenancy Agreement Page 1 of 9

Step 6

a. Sign lease/tenancy agreement

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



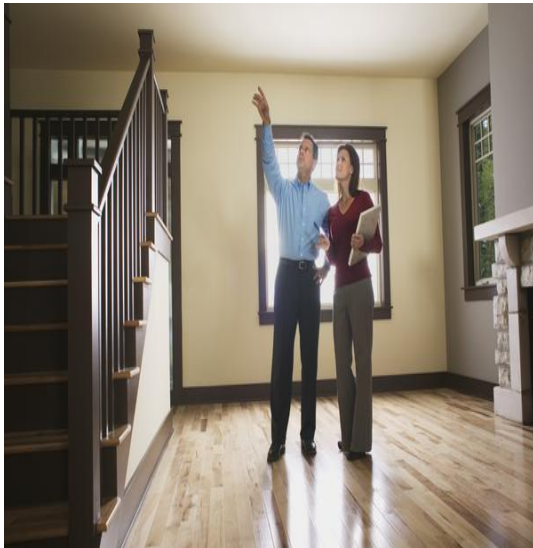
Government of Western Australia
Department of Communities
Housing



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 the department of communities-housing



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