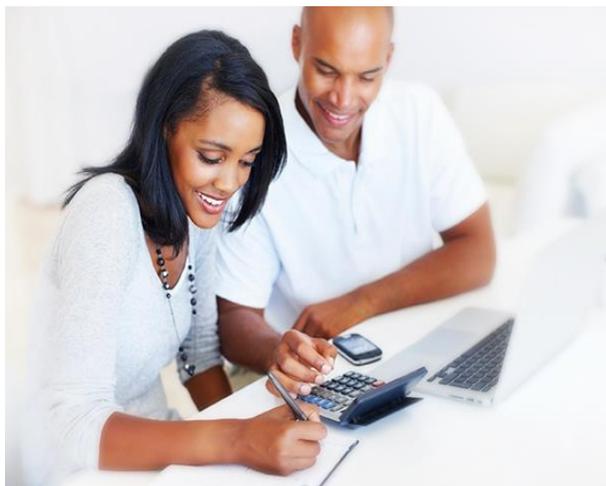


How to secure a rental property



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



[Search for 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) FAX: _____ (optional)

and

Tenant (name of tenant) _____
 (tenant's contact details) ADDRESS: _____
 TELEPHONE: _____ FAX: _____

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 or "include" as appropriate) _____
(delete any additional matters, such as parking space or furniture provided, or any restrictions, such as pets)

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

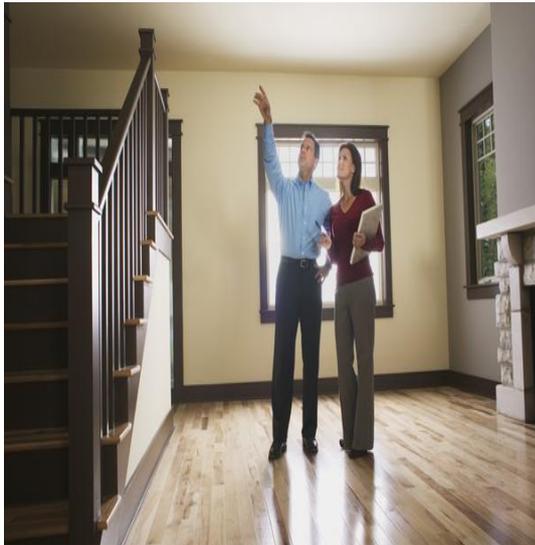
Make sure you understand the agreement before you sign. It is a legal document.



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