



TIPS FOR PROSPECTIVE TENANTS

The rental market can be very competitive! So we've compiled this list of tips to help you understand the procedures involved to give you the best chance of securing your rental property.

Research

Before choosing a property to apply for, it's important you do your research! You should know everything there is to know about the area and the type of property you're looking for. Having a look at the price and quality of the homes available will help you assess what you'll be able to get for your budget.

The internet is now the most widely used property search tool. Be sure to sign up for email alerts – you will receive automatic notification of new properties that match your criteria. It's a great time saver!

Once you find a property that you think may suit, have a drive by to ensure you like the locale. Be mindful that, if the property is still tenanted, the viewings must be arranged at a time which is also suitable to the tenant – it is still their home for the time being!

Viewing

It sounds obvious, but make sure you attend the viewing! The law requires you to view a rental property before you apply. If you fail to attend it is likely that another interested party will apply and you'll miss out.

Preparation

It pays to be organized. Try to obtain references, tenant ledgers and payslips prior to inspecting properties. Having such documents on hand will speed up the application process and may give you a competitive edge over other applicants.

You will need to pay around 6 weeks rent when you sign up (4 weeks for bond and 2 weeks rent in advance) so make sure you've got the funds ready to avoid a last minute scramble.

Cont.

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Application

The application form does demand a lot of detail, but it is important that you fill out as much as possible. Your personal and rental references are particularly important. If there is a reason some details can not be provided, write this down on the form. The more detail the better!

There are other ways you can make your application more attractive – offering extra rent, offering more rent in advance, a longer term tenancy – however each owner differs in what they're looking for in a tenant. Speak to the property manager to see if the owner has any preferences. But keep in mind that not having those references in order can seriously hinder your chances of a successful application.

Get your foot in the door as early as you can – return the application form within 12 hours of the viewing.

Acceptance

The property manager should get back to you within 48 hours to let you know whether or not your application has been successful. If it is, congratulations! You now need to sign the lease. The Property Manager will make a time to go through the lease with you. The Lease Agreement is a binding contract, so it's important that you know your rights and obligations. If you don't understand something, ask the question. You should also be familiar with the Residential Tenancies Act 1987 which governs your Lease Agreement and acts to protect both the tenant and the owner.

Before you collect the keys, you will be required to pay:

- ✘ 4 weeks rent for bond (can be more in special circumstances)
- ✘ 2 weeks rent in advance
- ✘ \$260 pet bond if you have a pet

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