



ShelterSA

Housing: a basic human right!

Applying for a Rental Property

Applying for a rental property can be daunting, especially if this is the first time you are looking to rent a home. We have a few tips to make sure you make the most of your rental application.

Contact us: www.sheltersa.asn.au 8223 4077

1. **Know how much you can afford to pay.** The general rule is no more than 30% of your income.
2. **Know what kind of property you are looking for.** Do you have pets, or need a certain number of bedrooms?
3. **Dress to impress.** Always present yourself as if you were going to a job interview.
4. **DON'T bring the whole family with you to an open inspection.**
5. **ALWAYS arrive a little bit before the arranged time.** This will show the real estate agent that you are keen and organised.
6. **Bring along all of your relevant documentation.** Put a folder together with ALL the important information you will need (ID, references).
7. **Respect current tenants.** Wipe your feet before entering, and don't look in cupboards/drawers.
8. **Be aware of the hidden costs of renting.** Does the home have a garden you are expected to maintain? Does the home have gas or electric heating/cooling?
9. **Know how long you want a lease for.** Some real estate agents will offer a 6 month lease initially to ensure you are a good tenant, with the option of renewing the lease.
10. **Be aware of you rights and obligations as a tenant.** Courses are offered at a number of organisations. Contact Consumer & Business Services for more info.