

# TIPS FOR SECURING A RENTAL PROPERTY

## THE BASICS

It may sound obvious, but filling in the application form correctly is a very good start.

Making it easy for the agent and the owner by giving them all the information they request at the beginning can really improve your chances of being successful. We require an application from each person intending to be on the lease with tenancy ledgers, payslips and photo ID.

Let your referees know you've put their names down and remember that honesty is the best policy.



## MAKE IT PERSONAL

A well-crafted cover letter can help you score your dream home.

Our landlords like to 'meet' the potential tenants and we forward all material onto them. Our owners just want to know that the future tenant will look after their home.

Adding personality to your application can certainly help. We've had people provide pet resumes, attach little photographs of themselves or their family or tell us what they love about the house - these details help a tenant stand out in a competitive market.

## APPLY IN THE OFF-SEASON

Just as you are more likely to secure a beachside apartment in Winter, you are also more likely to secure a spot near Universities (Camperdown/Newtown) any time other than the start of the academic year.

## ACT QUICKLY

Get your paperwork in order as soon as possible, ideally lodging your application straight after you have inspected the property.

If we have a vacant property, the owners are more than likely going to want someone to move in sooner rather than later.

Paying double rent for a few weeks may hurt the wallet, but perhaps not as much as missing out on your dream rental property.

## OFFER YOUR EXPERTISE

If you are a landscape gardener and have skills that prove irresistible to an owner, feel free to offer them. This strategy doesn't guarantee success, but it might make an owner consider your application more closely.

