

Raine&Horne®

Renter's Guide





At Raine & Horne, we have the expertise and the resources to help you find the right rental property for your needs. With more than 130 years' property management experience and a legendary reputation in the industry, Raine & Horne makes renting easy and stress-free.



Things to consider before choosing a rental property

It's important to ensure that you consider all the features of the house or unit that you're considering renting to ensure it's suitable before signing a lease.

Some of the key areas you may need to consider include:

- Is the rent within your budget?
- Is the house in a suitable condition?
- Do you need a parking space or parking permit?
- Is there a garden or lawn? Are you responsible for garden maintenance?
- Is the home located near facilities important to you and your family, such as public transport, schools or shopping centres?



A Tenant's Rights and Responsibilities

It's important that as a tenant, you're aware of your rights and responsibilities when renting a property.

Lease/tenancy agreements differ between states, so ensure you have the appropriate documentation for your state.

Refer to the Fair Trading or Consumer Affairs websites in your State or Territory for information on your rights and obligations.



In brief, as a tenant you're obliged to:

- Keep the property clean
- Avoid damaging the property and inform the landlord ASAP if any damage is done
- Ask for permission to install fixtures or make alterations, renovations etc.
- Avoid being a nuisance to the landlord or neighbours
- Not participate in anything illegal on the property



Your landlord also has rights and responsibilities, and is obliged to:

- Keep the premises in good repair
- Ensure the property is secure by making sure all doors have locks and windows are secure
- Immediately provide tenants with a new key after changing any locks
- Avoid disturbing tenants unnecessarily



Putting your best foot forward

When you've found the right property, you'll need to prove to the property manager that you're the right tenant, so it's a good idea to be well-presented when you attend open homes. Get a head start by gathering all the information required for a lease application, such as previous places of residence, work history and referees.

Tenancy Agreement

Before deciding to rent a property, you should know that a Residential Tenancy Agreement or 'lease' will be drawn up. This is the legal contract that both you and your landlord must abide by.

The lease should include information such as:

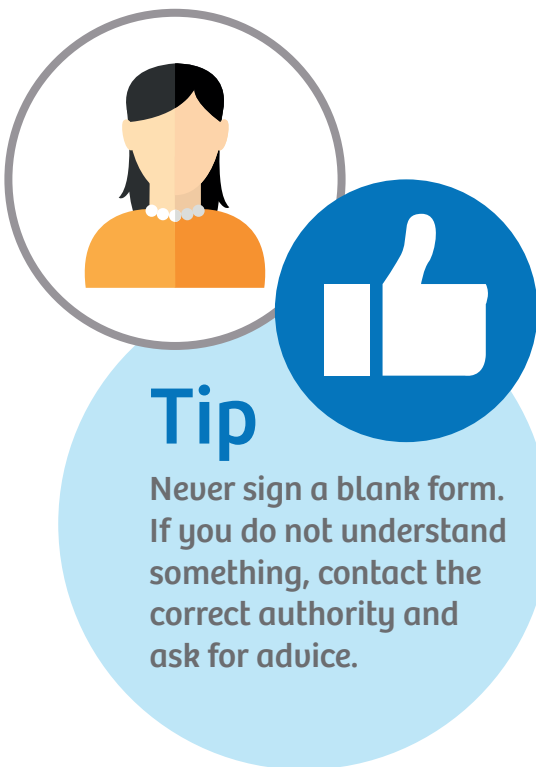
- Location of the property
- Rent amount
- Bond amount
- Start and end date of your tenancy
- The landlord's name

Condition reports

Once you have signed a lease / tenancy agreement and paid a bond you should be provided with a condition report. This report records the condition of the property. Check it carefully and immediately discuss any issues with your Property Manager.

Further advice?

If you need to know more, please contact one of our property managers today. Simply use the 'Search for an agent or office' search at the bottom on the Raine & Horne website.



Tip

Never sign a blank form. If you do not understand something, contact the correct authority and ask for advice.