

A young couple is shown in a close-up, medium shot, looking intently at a tablet held by the man. The woman is leaning over his shoulder, pointing at the screen. They are in a warm, dimly lit room with a wooden coffee table and a potted plant in the background. The man has a beard and glasses, and the woman has long dark hair. The overall mood is intimate and focused.

# Improve Your Chances of Renting

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2025

## Improve Your Chances of Renting

### Steps to Securing a Rental Property

1. Register your interest and book an inspection
2. Inspect the property
3. Submit an application (100 Identification and income information)
4. Once approved
  - Read the Rental Provider Disclosure Statement
  - Sign a lease
  - Pay the first month's rent
  - Pay one month's bond
  - Connect utility services
  - Arrange removalists
  - Obtain renter's contents insurance
  - Arrange handover/key collection with agent
  - Schedule handover/key collection with the agent
  - Move in, complete the entry condition report, and return it to the agent within 5 business days

### What Do Property Managers Look For On a Tenancy Application?

Applying for a rental can be competitive. Property Managers typically review the following:

- Identification – Provide 100 points of photo ID. Background checks will be carried out.
- Rental history – A proven record of on-time rent payments and well-maintained properties is a strong advantage.
- Employment and income – Stable employment and sufficient income are important. Managers commonly use a rule of thumb that rent should not exceed about 30–33% of the applicants' net household income.
- References – Property Managers will contact referees such as previous managing agents, employers, or character references.

## Improve Your Chances of Renting

### What is a bond and how does it protect Rental Providers and Renters?

Condition reports are official reports generated to reflect the condition of a rental property before and after a tenancy. The agent must give the renter a signed copy at the start of the rental agreement; the renter must complete, sign and return it within five business days.

Before the move-in date, the property is inspected and fittings/fixtures are checked (oven, taps, drains, lights, heating, security systems, locks) as well as the general condition of the house (paint, floors, carpets, windows, glass). Any items needing repair or replacement should be recorded on the report so all parties (agent, rental provider, renter) are aware.

Renters should keep a copy of the report, it's used at the end of the tenancy to compare the condition once all renters move out. It also plays a significant role in the Property Manager's decision, when approving the refund of the bond.

### What is a Condition Report?

A bond is a payment (usually equal to one month's rent) made by the renter and held in trust by the Residential Tenancies Bond Authority. It acts as security for the condition of the property at the end of the tenancy. If damage is found or lease terms are breached, the bond, or part of it, may be used to cover repair costs or other losses suffered by the rental provider.

**AReal is here to support renters through the tenancy process. Whether you need help understanding bonds or improving your rental application, our qualified team and service providers can assist.**

**Please feel free to contact us for further assistance.**