

Private Rental

Tips and Tricks



Where to look:

Websites, Newspapers, apps:

realestate.com.au

[Domain](#)

<https://www.rent.com.au>

Gumtree

The Advertiser

The Messenger/Guardian

Housing SA
Department for Communities and
Social Inclusion
PH: 13 12 99

**How to put
forward a strong
application**



Applications

To apply for a property you will need all the correct documentation

The real estate agent should provide you with a list of documents that you need to apply. Usually you will need copies of:

Cover letter

Completed application form

Pay slips or proof of employment

Rental Ledger from current property

Photo ID

References

Pet reference (If you have a pet)

Sometimes it is better to take the application form away from the inspection and take time to fill it in without rushing.

Aim to hand it in by close of business the day of inspection or first thing the next morning, with your supporting documents.

Best Foot Forward

TIPS:

Rental Ledger: if you don't have a rental ledger because it is your first time renting then try and include a ledger of regular payments, for example: Radio Rentals, layby, loan repayments.

If this is your first time renting ask a parent or relative to act as guarantor for your first six months rental. This means they are guaranteeing the rent will be paid and after the first six months you are on your way to having your own rental ledger.

Income: Your last four payslips or a current Centrelink statement.

Cover Letter: Short and relevant –

- You have attended the open and wish to submit an application
- Your family unit i.e 2 Adults, 1 child (age) 1 small dog (age)
- The reason for wanting to live in the area.
- Why you are a great tenant

Reference: If you do not have a rental reference, then think of using a work or character reference.

Be Honest!

There is no point in lying about anything. That includes pets, potential housemates or your income.

If you have had a bad rental experience the best thing to do is to be completely candid about it.

If you have a pet, draw up a cute pet resume and have your pet plead their case in their own application.

INSPECTION

What to Wear

You don't have to wear a suit but it's important to look presentable. It shows you're keen to secure the property and that you're taking the application process seriously.

Be on time!

If you come rushing up the street 15 minutes after the open house has started, it's not going to make a good impression.

If you're the first one waiting outside the rental property and you greet the real estate agent with a lovely big smile, that will leave a great first impression.

Be first and be memorable. It will make a huge difference.