

ARCHER



Rental Guide

Table of Contents

Rent Smarter.....	Page 3
Securing a Property.	Page 3
Financial Commitments.	Page 3
Rent & Bond.....	Page 3
Tenancy Agreement.....	Page 4
Insurance Cover.....	Page 4
Condition Reports.....	Page 4
Routine Inspections.....	Page 4
Repairs.	Page 5
Giving Notice.....	Page 4
Communicate.....	Page 4
Tenancy laws in Australia.....	Page 5
Tenancy Disputes.....	Page 5
Real Estate Institute of Australia.	Page 6

Rent Smarter

Archer can provide a wide range of real estate rentals to suit your needs. Archer has rental departments right across Australia specialising in residential units and houses for rent through to holiday rentals. Our Property Management teams aim to support the lifestyle choices of our clients by delivering a range of property services beyond expectations.

If you are planning to move into a rental property in an area you have not lived in before, ask the real estate agent about the area. For example, you could ask for the location of the shops, public transport routes, schools, restaurants, theatres, and post office. Take the time to familiarise yourself with the area. Some areas can be competitive for tenants.

Securing a property

There is no second chance for a first impression. The best way to impress a prospective real estate agent is to be well presented and prepared. Prior to inspecting properties, take the time to obtain references from your previous real estate agent and employer. This could include a printout of your tenant ledger, copies of routine inspection reports, bond refund documents or wage slips to name a few. To get the competitive edge over other tenants you need to provide evidence to the real estate agent that you can afford the rent and properly maintain the property.

Financial Commitments

When choosing your new home you may be required to pay a deposit or reservation fee to secure the property. In some circumstances, if you choose to change your mind you may forfeit this deposit. Therefore, it is important that you understand the arrangement that you have with the individual real estate agency as to how the deposit may be handled.

Rent and bond

When moving into a property you may be required to pay rent in advance and a security deposit of between 4 to 6 weeks' rent, known as a rental bond. Most real estate agents will request the payment of this money in cleared funds prior to taking possession of the property. Prior to moving into the property ensure that you discuss how much money is required and when payment is required.

It is a condition on the tenancy agreement that rent must be paid on time and in accordance with the terms set out in the agreement. Paying your rent on time is your responsibility. This will also assist you at the end of the tenancy when you require a reference.

Rental increases are a common occurrence when renting a property. For a rental increase to take place the real estate agent must do so in accordance with any legislative requirements and issue tenants with the appropriate notice in writing. You should also check your tenancy agreement.

Tenancy agreements

It is important to understand that when signing a tenancy agreement you are entering into a legally binding agreement. Take the time to carefully read and understand all conditions of the tenancy agreement before you sign. If you do not understand any of the conditions don't be afraid to ask questions.

Insurance cover

It is the tenant's responsibility to insure their own belongings and furniture. With the ever-increasing incidence of burglary and theft, contents insurance can provide you with peace of mind. The owner's insurance does not cover the tenant's belongings.

Condition reports

When you move into the property, the real estate agent is required to complete a condition report. This is a report that documents the condition of the property when you take possession.

Routine inspections

It is generally a legal requirement for the real estate agent to regularly inspect the rental property to ensure that the property is being cared for properly. This will be specified in your tenancy agreement. Your cooperation with the real estate agent in arranging an appointment time for inspections will be appreciated.

Repairs

Your right as a tenant is to live in a safe and habitable property and for your part, you have a responsibility to look after the property. Your rental property should be maintained in good repair. It is important to report problems or concerns in writing to your real estate agent.

Giving notice

Terminating a tenancy must be done in accordance with legislative requirements and the process set out in the tenancy agreement. When giving notice it is important to discuss the notice requirements with the real estate agent. You should always submit your notice in writing.

Communicate

Keep the lines of communication with the real estate agent open at all times. Honest, open communication is the best way to maintain a happy and professional ongoing relationship.

Consider keeping notes and records of conversations that take place with the real estate agent to reduce the possibility of disputes or misunderstandings. It is advisable to follow up all conversations with a confirmation letter or email outlining your understanding of the situation.

Tenancy laws in Australia

Australia's landlord and tenant laws are rated by the Global Property Guide to be neutral between landlord and tenant. Each party's rights are well-protected by the Residential Tenancy Act in each state. Rents can be freely negotiated and increases are subject to review by a Tribunal if the tenant applies for a review.

For more information on Tenant Protection Laws visit [Rental Agreements DiY](#)

Australian Capital Territory - ACT The renting book

New South Wales - The renting guide

Northern Territory - A Guide to Renting in the Northern Territory

Queensland - General Tenancies Information Statement (Form 17a)

South Australia - Information Brochure

Tasmania - Renting in Tasmania

Victoria Renting a home - a guide for Tenants and Landlords

Western Australia - Information for boarders and lodgers

Tenancy Disputes

Canberra - ACT Residential Tenancies Tribunal

New South Wales Consumer - Trader & Tenancy Tribunal

Northern Territory - Consumer & Business Affairs - NT Dept. of Justice

Queensland - Residential Tenancies Authority

South Australia - Residential Tenancies Tribunal

Tasmania - The Consumer Affairs and Fair Trading

Victoria - Victorian Civil and Administrative Tribunal (VCAT)

Victoria - (Dispute Res) Residential Tenancy Commissioner

Western Australia - Department of Consumer & Employment Protection

Real Estate Institute of Australia

The Real Estate Institute of Australia (REIA) is the national association for Australia's real estate profession. REIA is a politically non-aligned organisation that provides research and well-informed advice to the Federal Government, Opposition, and members of the real estate profession, media and the public on a range of issues affecting the property market.

Additionally each state has it's own branch of the REI:

- Real Estate Institute of ACT
- Real Estate Institute of NSW
- Real Estate Institute of NT
- Real Estate Institute of QLD
- Real Estate Institute of TAS
- Real Estate Institute of VIC
- Real Estate Institute of WA

Need more information?
Contact us today!



Thank you!
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