

Renting a Property in the Private Rental Market

Renting a Property may seem daunting. Properties are in strong demand and so it is recommended that you present yourself well.

It is best to set a good impression from your first meeting.

Rental Application

You should gather together your paperwork to create a rental resume; this will save you time when you are completing applications. Try to obtain an application from the real estate agency prior to attending property inspection. You can then hand in your application on the day of the property inspection. You should always hand in the agencies application, do not hand in documents without this.

Your paperwork should include:

- Written references
- A list of names and numbers of you references
- A letter from your employer stating length of employment and your income. You may also need to attach pay slips.
- If unemployed, a copy of your statement of income
- A copy of your Bank Statement
- Personal Identification including some photo identification
- Summary of your rental history

At the open for inspection

Check to see if you need to register for an open house. Make sure you do, if this is the case as this shows good organisation skills.

- Dress smartly
- Be on time
- Wear a friendly smile
- Introduce yourself to the property manager
- Ask if you need to take your shoes off (this shows respect for the property)

Application

Fill in all of the application. Don't leave any question unanswered. As it is a competitive market, real estate agents do not have the time to get back to you if you have not completed all questions. Make sure you attach any paperwork that is requested.

Application checklist

- Fill out one application per adult
- Read through and complete the rental application form
- List all children who will be occupying the property
- Include all details of your rental referees
- Provide information about your employment
- Include character references (if required)
- Ensure you have enough funds to pay the bond and first month's rent. Generally, to secure the property you will need to pay one month's rent in advance as well as a bond (usually also the equivalent of one month's rent)

Sign your completed application form, include all required attachments and send it back to the agent or landlord.