

PROPERTY CHECKLIST

- CHECK that the property is suitable before you rent it, take this page when you inspect.
- BUDGET for the costs of moving in, rent-in-advance, bond, plus rent and living costs.
- CONFIRM IN WRITING if the landlord/agent makes any promises, eg, that they will repair a heater or install flyscreens before you move in, or will pay for a gardener, or give consent to you having a sub-tenant or co-tenant move into the spare room.
- READ the tenancy agreement and don't sign immediately if you don't understand it.
- MAKE written agreements with housemates to clarify potential issues such as visitors, cleaning, bills and moving out (notice and advertising). See our [Share Housing Booklet](#).
- KEEP a tenancy file, save receipts, communicate in writing, document everything.
- See further info on [Finding Somewhere to Live](#) and [Budgeting](#) at www.tenantsact.org.au

Things to check before you rent:

All rooms:

- Do all the doors/windows open and shut?
- Do all the external doors/windows have secure locks (many insurance companies will not offer contents insurance unless the house has deadlocks)
- Do opening windows have fly screens?
- Are there adequate blinds/curtains?
- Are there security screen doors?
- Are there smoke detectors?
- Are there adequate power points?
- Is there adequate storage space?
- Is the hot water capacity large enough?
- Does everything work? (eg power points, lights)
- Is the property insulated?
- What type of heating (and air-conditioning) is there? Does it work? What rooms are heated? Is it affordable?
- Are there manuals for appliances?
- Are there keys for all locks?

Living Room:

- Does the living area have heating that works efficiently? If not, will it be easy to heat?
- Is there a TV antenna and antenna outlet?
- Is there a phone connection? Is there a phone line to the property?

Kitchen

- Is there an extractor fan over the stove?
- Is there adequate space for your fridge?

- Is there enough bench space for food preparation?
- Is there enough space for food and utensils?
- Does the stove (and other appliances) work?
- Are there any signs of vermin (eg rats, ants)?

Bathroom/Toilet

- Does the toilet work properly?
- Is there an extractor fan in the bathroom?
- Are there signs of mould? (many tenants have problems with mould in winter)
- Are there signs of leaking (toilet, taps)?

Laundry

- Are there taps for your washing machine?
- Is there space for your appliances?

Outdoor areas

- Are there outdoor lights/security lights?
- Are there taps/garden hoses?
- Will you be able to maintain the garden? (if it is a big garden who pays for the water?)
- Is there a clothesline?

Miscellaneous

- Is the property close to public transport, shops, parks etc?
- Are there any potential noise problems? (neighbours upstairs, busy roads, schools)
- Is there enough parking?
- Is it properly fenced and secure?