

## Fact Sheet

November 2010

# Private Rental: Inspecting a Property

## Making a good impression

You may be competing with other people for a property. Real estate agents and landlords decide who will be given a tenancy.

You can create a good impression by:

- dressing neatly, as if you are going for a job interview
- being on time or early for appointments and open inspections
- going alone if you can so you can give the agent your complete attention
- introducing yourself briefly
- answering questions politely
- having a list of questions to ask about the property
- taking photocopies of all documents (ID, references) and a pen so you can complete an application straight away.

Tell the agent if you are listed on a tenant database and why this happened, as they will find out when they check.



## Inspecting a property

It is important to look at a property before you sign a residential tenancy agreement (or lease).

Remember to find out:

- Does it have gas or electricity? (these can have different costs)
- Does it have smoke detectors and do they work?
- Are the blinds or curtains OK?
- Is the hot water system big enough for your needs?
- Are there locks on the doors and windows?
- Is there a telephone line?

- Is there a television antenna?
- Are the fences and gates in good condition?
- Do you have to look after the garden, mow lawns, etc?
- Does the property need repairs? Will the repairs be carried out before you move in?
- If you have a pet, are pets allowed?

Once a residential tenancy agreement is signed, it may be harder to ask the landlord to make repairs. The landlord should do any agreed repairs before you move in or provide a written agreement to do the work after you move in.

It is illegal for an officer of Housing NSW or a community housing provider to ask for money or favours or other benefits of any kind in exchange for helping you with your housing needs.

It is also illegal for you or anyone else to offer money or favours or other benefits of any kind to anyone who works for Housing NSW or a community housing provider in exchange for helping you. If you have any information regarding this, please contact Business Assurance on 1300 HOUSING (1300 468 746).

## Translation service

Arabic	خدمة الترجمة الخطية والشفهية المجانية اتصل على الرقم 131 450
Chinese	免費的翻譯傳譯服務 致電 131 450
Russian	Служба бесплатного письменного и устного перевода Позвоните по номеру 131 450
Spanish	Servicio Gratuito de Traducción e Interpretación Llame al 131 450
Vietnamese	Dịch vụ Phiên dịch và Thông dịch Miễn phí Điện thoại 131 450