

## Intro to private renting

### Video Transcript

You might not realise this, but it can be quite tricky to get a private rental.

Luckily for me, I found a place about 10 months ago – but it wasn't easy!

Here's what I learnt along the way.

#### **Text on screen: Searching for a Place**

To find a rental property you have to search for one – either online or at your local real estate agent.

Keep in mind that different suburbs can have different prices – like, a place in Brighton is probably going to cost more than a place in Dandenong. A house with a big yard is also likely to cost more than a flat.

You might also want to spend some time in the local area if you don't know it well.

Once you've found something that looks suitable, it can help to make a good impression with the Real Estate Agent. When you go to the inspection introduce yourself to the real estate agents, smile, and show interest!

#### **Text on screen: Making an Application**

The next step involves going through an application process – which is a lot like applying for a job.

There are normally lots of applications for a vacant rental property, so once you've found somewhere you like, you need to move fast.

You'll need to fill-out an application form online. Make sure you answer all the questions – as honestly as you can.

Having good references from your employer, neighbours or previous rentals if you have one can make a big difference!

It's a great idea to have a personal letter that you write to the Real Estate agent that tells them a bit more about yourself.

A poor rental history or not having a secure income will put you at the bottom of the pile. Unfortunately, having a pet can sometimes work against you too.

#### **Text on screen: The Rental Agreement**


If your application is successful, you'll be asked to sign a rental agreement, also called a lease or contract.

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This is a legally binding document that sets out all your rights and responsibilities while renting.

Make sure you read and understand the whole thing before you sign it. Don't forget to ask questions if you don't understand it or get someone else to help you.

**Text on screen: Don't Give up**

The most important thing when you're trying to find a place is having a positive attitude and persistence.

Don't lose heart if you miss out on a few places – it took me a few months before I was accepted for my place so don't give up!

Talk to your support worker for more advice.

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