

Checklist

The house

- Is the house close to public transport, friends, shops, work and uni or TAFE?
- Is it on a busy road, near a noisy factory, school, rail lines or under an airport flight path?
- What is the parking like? Is there a garage? If you plan to park on the street, call the local council first and check that they offer resident permits.
- Is there adequate security - are there locks on the windows and doors, and/or bars on the windows?
- If it is a strata building, are there any peculiar by-laws?
- Are repairs needed?
- Do the oven/stove elements/shower/toilet work?
- Are there any cockroaches or rats?
- Is there damp or mould on ceilings and walls?
- Do the walls need painting?
- Will the landlord carry out any necessary repairs? If so, do you have this in writing? If not, note on the condition report what repairs were agreed to.
- If the house is furnished, do the appliances work?
- Can you keep pets in the house? If the landlord consents, get it in writing.

The rent

- What is the weekly rent?
- How often do you have to pay? If you are a co-tenant, head-tenant or sub-tenant, the landlord cannot require you to pay more than 2 weeks rent in advance (but you can pay more than 2 weeks in advance if you want to!)
- What day is your rent due – is it due the day BEFORE you get paid?
- How is the rent paid? Do you pay directly into the landlord or the agent's bank account or do you pay the landlord in cash?
- What does the tenancy agreement say about the payment method? Watch out for third party providers who charge extra fees for payment.