

# LOOKING FOR A RENTAL HOME

## HELP FROM CONSUMER PROTECTION

Call 1300 30 40 54 or visit [consumerprotection.wa.gov.au](https://consumerprotection.wa.gov.au) for advice on:

Rental agreements, bonds & rent increases  
Repairs & maintenance issues  
Domestic violence provisions  
Ending a tenancy

## BEFORE YOU START

**Budget wisely:** Consider rent, bond, moving costs, and set-up fees (utilities, internet, etc). Use tools like MoneySmart's budget planner.

**Avoid scams:** Don't send money or personal info before viewing a property. Use WA ScamNet for tips.

## FINDING A RENTAL

Look for:

- Key features (air con, yard, parking)
- Location convenience
- Safety standards (RCDs, smoke alarms, secure locks)

## APPLYING FOR A RENTAL

You may need:

- References or proof of income
- To undergo a tenancy database check (landlords must tell you)
- Landlords can't discriminate. If they do, contact the Equal Opportunity Commission

## RENTAL AGREEMENTS

Fixed term (set end date) or Periodic (ongoing)

You must receive:

- Lease (Form 1AA), "Info for Tenants" sheet
- 2x property condition reports (PCR)
- Bond lodgement form, keys, any strata rules

## SHARING A HOME

**Sub-letting:** You rent from a head tenant

**Co-tenancy:** Everyone signs the same lease

**Rooming:** Each has their own agreement

Landlord must know who lives there.

## COSTS & ASSISTANCE

**Bond:** Usually 4 weeks' rent - Bonds must be lodged within 14 days.

**Upfront rent:** 2 weeks

**Pet bond:** Up to \$260 (not for assistance dogs)

**Help available:** Centrelink Rent Assistance & WA Bond Assistance Loans

## MOVING IN

- Complete the Property Condition Report within 7 days
- Take photos, note meter readings
- Pools/spas: Landlord must provide safety barriers and working equipment

## CHECKLIST

- Sign lease & condition report
- Pay bond/rentConnect services
- Collect keys/remotes
- Understand any strata rules
- Save key contacts
- Know emergency contacts