

Starting a Tenancy

Initial Cost

Once your application has been approved for a property you will need to pay two weeks rent and the rental bond which is equivalent to four weeks rent, if your rent is \$500.00 a week or less. If the rent is more than \$500.00 a week, there is no limit on the bond that you can be charged.

What if I need help to pay the bond?

Once your application has been approved for a property, you may be able to get a bond loan from the Department of Housing if you meet their requirements (look under H in the White Pages for our local office).

What's a General Tenancy Agreement (Form 18a)?

When you rent a premises, you need a written agreement. The tenancy agreement is a legally binding contract between you and Ray White Gladstone. It's Ray White Gladstone's responsibility to prepare the agreement and give a copy to you before you move in.

N.B The tenancy agreement is an important document. By signing the tenancy agreement, you make a legal commitment to do what it says in the agreement. Make sure you read the tenancy agreement carefully, that you understand it before you sign it, and keep your copy in a safe place.

Who gets keys to the premises?

If there is more than one tenant named on the tenancy agreement then Ray White Gladstone must supply at least one of the tenants with a key that opens every lock to the premises. Each of the other tenants named on the tenancy agreement must receive a key so they are able to enter the premises.

What's an Entry Condition Report (Form 1a)?

Before you move in, Ray White Gladstone needs to complete the agent sections, sign and give you two copies of the Entry Condition Report (Form 1a) before you move in. This document is a record of the condition of the premises at the start of your tenancy.

(Rental Fact Sheet 1) – www.raywhitegladstone.com.au

Ray WhiteTM

Gladstone