

# Accessing Private Rental



*Private Rental is not always easy or quick to get. Finding private rental is like finding a job – you have to make a good first impression to the landlord/agent. Below is a list of places where you could start if you are looking for private rental properties.*

## **NEWSPAPER ADVERTISEMENTS**

- The newspapers usually have listings of properties available to rent. The Advertiser usually has these listings on Wednesdays and Saturdays. Try your local newspaper as well.
- Make sure that you are up early in the morning to phone around to the landlords – this means before 10:00am

## **THE INTERNET**

- Real estate agents generally have rental properties listed on their Internet site but there are also some really good websites with properties from lots of different agents. The good thing about the Internet is that you usually get to see some photos of the place.
- Try these websites:
  - [www.realestate.com.au](http://www.realestate.com.au)
  - [www.realestateview.com.au](http://www.realestateview.com.au)
  - [www.domain.com.au](http://www.domain.com.au)
  - [www.homehound.com.au](http://www.homehound.com.au)

Haven't got internet access at home? Ask family or friends, or try your local library or even an internet café.

## **SYC**

- SYC has the newspaper each day and a telephone, which you can use for accommodation related purposes. Drop in 9:00am – 4:30m, Monday to Friday at 72 Currie Street, Adelaide SA 5000
- **THE RENT CLUB** is a program available for people aged 17-25 who want more information about private rental accommodation. Contact the Get-A-Place worker on 8221 6477 for more info.

## **REAL ESTATE AGENTS**

- Visit and phone real estate agents in the area you want to live. They should have listings of some of the private rental properties available.
- Real estate agents may agree to talk about what kind of rental property you are wanting and then keep your name and contact details in case they hear of something that would suit you.

**REMEMBER THAT YOU MAY HAVE TO APPLY FOR LOTS OF  
PLACES BEFORE YOU GET ONE SO KEEP TRYING AND GOOD  
LUCK!!!!**

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## TIPS THAT MAY INCREASE YOUR CHANCES OF GETTING A PLACE

### Get a bond and rent in advance

- ✓ A bond is like a deposit or security payment for the landlord. The tenant pays it to the Residential Tenancies Branch when they move in and it is usually equal to 4 weeks worth of rent. When the tenant leaves the property, they get it back unless they owe rent or have done any damage to the property
- ✓ If you're on a low income, Housing SA may be able to help you with bond assistance and rent in advance (see Housing SA fact sheet for more information). Call Housing SA on 131 299

### How do I make a good impression at the inspection?

- ✓ Consider your appearance and wear your best clean and tidy clothes
- ✓ Don't smoke just before going in
- ✓ Introduce yourself to the agent / landlord and do your best to impress them
- ✓ If you are interested in the place, show this to the landlord, make comments about how you would look after it and why you like it

### Filling in the application form

- ✓ Make sure you include records and references from your previous tenancy. If you don't have any references explain why, eg "I am a first home leaver" OR "I have just moved from interstate". Try listing personal or employment references if it is the first time you are leaving home. NEVER LEAVE PART OF THE FORM BLANK
- ✓ If you are not currently working DO NOT write that you are unemployed. Explain what area you are seeking employment in OR that you are doing a training course in ....
- ✓ It is against the law for a landlord to reject you because you have children or because of your age
- ✓ Young people under 18 years of age can sign a lease but the landlord or real estate agent may request a guarantor. A guarantor is someone who will be responsible for ensuring the lease agreement is followed and will pay rent if the tenant doesn't.
- ✓ Fill in the form as neatly as possible

### FOLLOW UP

- ✓ Ring the agent/landlord. If you didn't get the property, ask them why
- ✓ Also ask them if they know of any other places around that are similar

If you are or have been in private rental and think you have been treated unfairly, you can contact;

**THE LANDLORD AND TENANT ADVISORY SERVICE** ph 8204 9544

Or if you are a low income tenant or potential tenant, or in community housing or a Housing SA property you can contact **TENANTS' INFORMATION AND ADVOCACY SERVICE** ph :8305 9459 or Country freecall: 1800 060 462