

# tips for tenants



## ✓ **Build your wish list:**

Save time and energy by drawing up a wish list of the features that are essential to you and those that would be nice to have.

## ✓ **Do your research:**

Speak with Property Managers in your desired area. Tell them what you are looking for and find out what price range your property is likely to fall within. Perhaps you need to adjust your requirements, or maybe you'll be pleasantly surprised at how far your dollar may go. Our Property Manager will be delighted to chat with you about our properties for lease.

## ✓ **Register with Gardiner McInnes:**

Put Gardiner McInnes to work for you and subscribe to our rental property email update. You will receive a free email that lists our properties for lease in Warrandyte, Warranwood and surrounds. Head to [www.gardinermcinn.es.com](http://www.gardinermcinn.es.com), and click on **in the know/tenant register**

## ✓ **Work out your budget and stick to it:**

To enjoy your rental property, without compromising your lifestyle, you need to ensure that you have committed to a rent that's within your budget. Rent is calculated per calendar month (pcm) ie. you need to make one payment for each calendar month of the year.

To convert weekly rent to rent per calendar month follow the calculation below:

For example: your ideal property is \$400 per week

Step 1  $\$400 / 7 \text{ days} = \$57.1428 \text{ per day}$

Step 2  $365 \text{ days} \times \$57.14 = \$20,857.1428 \text{ per year}$

Step 3  $\$20,857.1428 \text{ per year} / 12 \text{ months} = \$1738.0952 \text{ pcm}$

Step 4 \$1738 pcm (rounded down to the nearest dollar)

## ✓ **Be ready to submit a complete tenancy application:**

When applying for a rental property, each adult needs to submit a complete tenancy application form. You can save time by completing your tenancy application in advance. Then, if you attend an open home and like what you see, you'll be ready to apply for the property on-the-spot. To avoid delays in processing your application, please don't forget to let your referees know that we'll be contacting them.

To download the Gardiner McInnes Tenancy Application, head to [www.gardinermcinn.es.com](http://www.gardinermcinn.es.com) and click on **in the know/tenancy application**

## ✓ **Know your rights and responsibilities:**

When you lease a property you are entering into a legal contract. You have rights as well as responsibilities to uphold. If you are unsure about any aspect of entering into a lease please ask before you apply for a property, we will be only too happy to answer your questions. Consumer Affairs Victoria have an excellent publication, *Renting a Home: A Guide for Tenants*. This free booklet is available from our office or online at [www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

*\*this guide is general in nature and may not take into account your specific circumstances and therefore is not a substitute for professional advice.*