

What you will need to enter private rental

Income	Expenses
What you receive each week? A \$ _____	What you spend each week? food \$ _____ transport \$ _____ water/gas/phone/electricity\$ _____ credit cards/loans/debts \$ _____ other (clothes/medicines)\$ _____ B TOTAL: \$ _____

The rent you can afford is:

Income _____ - Expenses _____ = Rent _____

Real estate agents will ask you for some documentation, these include

- Income statements (Bank statements, Income statements from Centrelink, Pay slips), usually the past 1-2 months
- Contact details for references of past landlords, you could provide crisis accommodation details
- A history of your past accommodation from the past 2 years
- Personal references from employers, or other people from the community, support people (not a relative)

You will need to provide real estate agents with, usually 100 points of ID, this includes

- Photographic identification – e.g. driver’s license, Proof of age card, passport or other form of photo ID
- Medicare and/or Health Care card
- Bank card

- Birth certificate (can be obtained from the Registry of Births, Deaths & Marriages, or the Clerk of the Local Court in country towns)

Real estate agents and landlords decide who will rent a property. You can create a good impression by

- Dress neatly
- Introduce yourself to the agent, landlord
- Have some questions to ask the agent about the property
- Take a pen and photocopies of all your documentation, as a lot of real estate's will not photocopy them for you
- Ask if the agent has applications to fill out at the inspection and fill out the form as soon as possible.

You will have to inspect the property before filling out an application.

Questions you can ask the agent are:

- Are there smoke detectors and do they work?
- Is there a telephone line?
- Is there a television antenna?
- How big, and where is the hot water system?
- Does the place have gas and or electricity? (Can come with different bills and providers)

If your application is successful you will have to pay your bond and, usually two weeks in advance. The bond is usually 4 weeks rent. Therefore you usually have to pay 6 weeks rent in advance. Housing NSW can assist you with the bond through [Rentstart](#). You should make sure you are eligible for Rentstart before applying as the rental application process can go fast, as real estate agents would like the property occupied as quickly as possible.