



UTS Student Legal Service Tips for Renting



BEFORE YOU PAY ANY MONEY - Make sure that you

- **Go and see the place in person** – make sure it exists, and it is what you want. DON'T pay money if you haven't gone and inspected the house or unit. Is it clean enough? Not too noisy? Working WiFi? Don't be rushed into paying. If you miss out on one place, others will come up.
- **Work out who else will live there** – are you sharing a room? If so, who with? What happens if you don't like them? How many people in total will live in the house or apartment? Find these things out.
- **Work out who you are dealing with** – get the full name and home address of your landlord. Ask to see current photographic ID (e.g. driver's licence or passport) and take a photo of that with your phone.
- **Ask for a written agreement** – if they won't give you this then there might be a problem. If you get an agreement and you are not totally sure what it means, or think it unfair, *come and see us for advice before you sign it.*
- **Work out how long you must stay** – make sure you are happy with how long you agree to stay under the agreement. If you try to leave before the end of the agreement then the landlord will try to keep all of your bond.

WHEN YOU MOVE IN

- **Don't pay more than 2 weeks' rent in advance.**
- **Don't pay more than 4 weeks' rent as bond** – pay less if you can – 2 weeks. And try to pay the bond to the Rental Bond Board, not direct to your landlord – see <https://www.fairtrading.nsw.gov.au/housing-and-property/renting/starting-a-tenancy/taking-a-bond>.
- **Get written receipts for any money you pay.** Make sure the receipts have details of the property, who you are paying to, your details, the date, the amount, and what it is for.
- **Complete any condition report,** and take photos as a record of the condition of the property when you first move in. The more the better. If there are problems, tell the landlord about the problems straight away.

If you want to leave a place, or have problems or questions come see us at the **UTS Student Legal Service** for **FREE LEGAL ADVICE.**

Telephone **9514 2484** or email studentlegalservice@uts.edu.au for an appointment.

We are on level 5 of the UTS Tower Building, 15 Broadway, Ultimo.