



Leasing A Home In Perth, Western Australia

The leasing application process is involved. Preparation is the key. It is advisable to familiarise yourself with the **REIWA (Real Estate Institute Western Australia) “offer of option to lease a residential property”** form to get an idea of the questions that you will be asked to answer when applying for a home in Perth, Western Australia.

Only complete an “Offer Of Option To Lease Residential Property” and pay the Option Fee if you are sure that you want to enter into a Lease with the Owner for the Premises, or hold the Premises for a period.

The owner of the premises is attempting to locate the most suitable tenant. One who pays the rent on time and takes good care of the premises.

To enable the owner of the premises to determine in their opinion, who is the most suitable person, the Agent requires some background information about you.

The form "OFFER OF OPTION TO LEASE RESIDENTIAL PROPERTY" is not the Lease.

The purpose of the lease application:

- 1) To inform the owner of your details, and your requirements for the lease.
- 2) To inform you of the money that is required to be paid prior to taking possession of the premises.
- 3) To make you aware of the terms of the lease (including special conditions) associated with the lease if the offer is accepted and the option is accepted.
- 4) If your offer is accepted, to create an option to lease the premises. If the owner accepts your offer, then the owner gives you the option to lease the premises. You will have two (2) business days from the time when the owner's agent informs you that your offer has been accepted in which to make a final decision if you want to enter into the lease. This is a holding period. If you enter into the lease, then the Option Fee will be credited to first week's rent.

Option Fee

Some agencies require you to pay an “Option Fee” to process your application. This ranges from \$50 - \$100 maximum. The agency will usually require the amount to be paid by cheque, cash, or sometimes by direct deposit. If you are successful with your application, you will have the option fee deducted from the first week's rent. If you are unsuccessful, the total amount will be refunded to you.



Our relocation consultants have an excellent rapport with many of Perth's property managers. We are at the forefront to provide several accommodation solutions. We receive private leaseings and listings from property managers on a regular basis, often prior to them being advertised. Clients say they feel secure in the knowledge that we are there to act on their behalf when making this critical decision. Rely on New In Town Relocations to assist with this vital aspect of your relocation.

The Leasing Process

The owner of the property that you are applying for chooses the tenant. We assist you to make sure that the owner has all the correct information so that the right decision can be made.

Processing of applications usually take 24 hours however, the process can sometimes take longer. We will get back to you with an answer as soon as we hear back from the leasing agent.

The application form is not a lease agreement. You will be required to meet with the agent to sign the lease agreement, should you be the successful applicant.

There are significant up-front costs involved in leasing a property.

Example of Costs:

Renting a property in Perth for \$650 per week could cost you around **\$4160** to move in.

Costs include:

- 🔹 Two weeks rent in advance **\$1300**
- 🔹 Security bond (equivalent to a maximum of four weeks' rent) **\$2600**
- 🔹 Pet bond (if applicable): a maximum amount of **\$260**

Viewing The Property

You will need to view the property, or have an authorised person such as a relocations consultant, view the property on your behalf before you can submit an application. Remember that you are agreeing to lease the property in the same condition that it was inspected.

Personal References

These can be personal referees from anyone including family members who have known you for a period of 5 years or more. Referees will need to be prepared to speak on your behalf and to confirm that you are of good character.

Previous Address

You will be required to provide the name of your current owner or managing agent to whom rent is paid.



How can New In Town help you find a home in Perth?

- *pick you up from your nominated accommodation*
- *accompany you on a local orientation including housing styles and local amenities*
- *provide suburb profile of selected areas*
- *we source, inspect, and prepare of a short-list of properties we believe are suitable for you*
- *assist with completion of tenancy applications (including tips on how to apply for a property in WA)*
- *collate all required documentation*
- *accompanying you or inspect the property on your behalf*
- *negotiate terms and conditions of the lease*
- *arrange all of your utility connections free of charge*
- *assist with anything out of the ordinary*

Proof Of Income

It is preferable to obtain a letter from your employer with the following details;

- details of your current employment contract
- salary
- visa (if applicable)

Documents To Confirm Your Identity

You will also need to produce 100 points of identification for each person who will be occupying the premises. Each document is worth a nominate number of points. View our 100 Point checklist link. <http://www.newintown.com.au/storage/pdf/100%20point%20identification%20check.pdf>

For a comprehensive outline of our home search packages please contact us or visit our website.

<http://www.newintown.com.au/relocation-services/>



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