

TOP TIPS FOR TENANTS

The REIQ vacancy rate data for September quarter reveals a tightening rental market throughout Queensland, so tenants are looking for ways to improve their chances of success when they apply for a property.

1. **Be on time:** When you make an appointment to inspect a property or meet with a property manager to discuss an application, be on time or even a few minutes early. This demonstrates a number of positive characteristics about you:
 - a. You respect other people's time and commitments
 - b. You can manage your own time and commitments
 - c. You are reliable (a great quality for a tenant to demonstrate)
 - d. You can accurately estimate travel times and can either a) arrive in time to find parking or b) manage public transport with its (at time) complexities and foibles!
2. **Be presentable:** Make a good impression! Be well-dressed, neat and tidy.
3. **Have a renter's resume:** Similar to an employment resume, a renter's resume is a top-sheet summary that gives all the vital information about you that pertains to renting your accommodation, including rental history and employment history and hopefully any referees such as a previous property manager who would be happy to confirm that you were a good tenant. A renters resume does not need to include any information about race, religion or ethnicity.
4. **Be prepared:** Have copies of all required documentation ready to go when you submit your application. This will help the property manager or the landlord assess your application quickly and easily. If they can verify your details by the end of the day, but another applicant still hasn't provided bank statements or employment details, then it's possible your application will be granted while the other applicant misses out.
5. **Digital documents:** In addition to having all the necessary documentation ready to go, have them in a digital format, perhaps saved in the cloud. At the end of the inspection or the meeting you can simply hit 'send' and your application is supported with the necessary documents immediately. This makes life very easy for the property manager or the landlord (and that will make life better for you, the applicant).

As rental markets get tighter throughout Queensland there are things that tenants can do to help their application be successful. By following these simple tips you'll improve your chances with the assessing authority, whether that is a property manager or a landlord. It's your capacity to look after the property and pay the rent on time that is being assessed. Show that you're trustworthy and reliable and your chances of success improve dramatically.

-ENDS-