

# TRANSITIONING TO EXIT



**A large portion of our products are transitional housing with the aim of preparing you to be a competitive rental or flatmate seeker. It's important therefore for you to prepare early to secure your next home.**

When starting to look for a new property these are the things you can consider that will make for a great rental application and should be considered throughout your whole tenancy!

## **Your rental ledger is a 'tenancy resume' for future housing.**

Make sure you have a rental ledger that shows you pay rent consistently and in advance and pay out any other debts owing showing on your ledge (bond, water or tenant damage etc). Ideally you want no outstanding rent or other debt at the end of the tenancy so you can say on your rental applications that you got all your bond back.

## **Nil breaches = clear tenancy history**

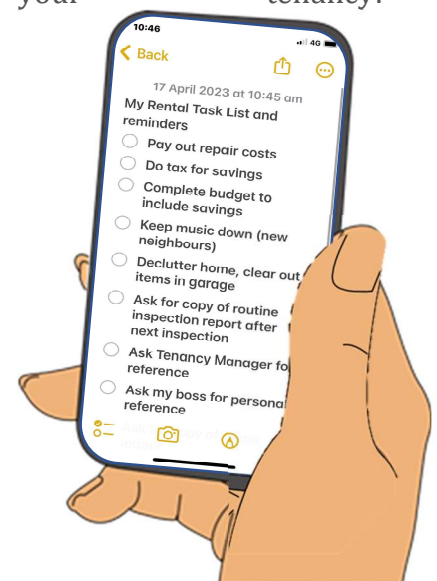
All online rental applications ask for information from your prior tenancy managers about the history of your tenancy so avoid breaches where you can (e.g. remember to turn that music down and limit loud gatherings)!

## **Start saving early!**

If you can show that you can budget and save this will add to your creditability as a renter (this is what is being checked when asked for copies of your bank statements). You will also need to think about saving for bond, advanced rent and moving home. Putting things like tax money aside, setting up a separate bank account just for savings and completing a budget to include a realistic savings amount will really help. Some banks even have Apps where you can round up every dollar spent to your own savings account – every cent of savings shows you are good with your money and will pay rent on time.

## **Routine Inspection reports can also be great 'tenancy resume' material.**

Display your home in the cleanest, tidiest and most house proud way for your home inspections and ask for a copy of the report from your Youth Housing Manager as you can upload this to your future rental applications to show you can care for somebody else's property as you take pride in your home. Decluttering regularly means that unwanted items don't build up. This can reduce your costs and headaches at the end of your tenancy!



## Gather tenancy and personal references.

Gather details (name and current phone number) of personal references (don't be afraid to ask someone to be that person for you and give them a heads up so they don't miss an important call). Employers, a previous teacher, school counsellor, a long-term family friend, someone you babysat for, a sporting coach, your partner's parents you lived with for a while or even someone you helped (a neighbour you mowed lawns for). All these options make good personal references – two personal references are optimal (if you have a support worker they may also be able to help you with your second personal reference if you need).

Ask your Youth Housing Manager if they can be a reference for you – they can provide a reference in writing and provide you with the best email and mobile contact number for online references when the time comes (and into the forever future). Ask your Youth Housing Manager how they would rate you and what you could do to improve that rating (it might be something as simple as improve your communication and return phone calls)!

## Rental seeking.

Be realistic about properties you are looking for. Never apply for a property that is more than 50% of your household income (and

ideally around 30% if you can).

Once you have completed your first online application, ask your support worker or somebody trusted to read over it making sure you are presenting yourself to the best of your ability. A cover letter can help with a brief background of your household current circumstances, what sort of home/location you are seeking and why you are the best fit for their lovely property!

## Getting all your bond back!

When time to leave, follow guidance given by your Youth Housing Manager to bring the property back to standard (check your property condition report, follow MFYH checklists and book a pre and/or post vacate inspection with your Youth Housing Manager). You want to avoid us having to charge you for cleaning or removal of items etc. We can point out anything missed to avoid these costs.



**Realestate.com.au has some great advice on how to write a cover letter for a rental application:**

<https://www.realestate.com.au/advice/how-to-write-a-cover-letter-for-a-rental-application/>

## These are the sorts of questions we are asked when completing an online reference:

### MANDATORY QUESTIONS

Can you confirm that this tenant is a leaseholder or an approved occupant of the mentioned property?

Date tenancy agreement commenced?

Date tenancy agreement expires?

Did your office terminate the tenancy?

Did you carry out periodic routine inspections?

Did the tenant keep any pets on the property?

Upload a rental ledger

Upload an inspection report

### NON MANDATORY QUESTIONS

Can you confirm the weekly rent paid?

What date is their rent paid to?

Was rent paid on time?

Were any breach notices ever issued by your office?

Did you receive any complaints during the tenancy?

Will they receive all of their bond back?

Has the vacate inspection been completed?

Was the tenant co-operative and pleasant to deal with?

How would you rate this tenant?

Would you rent a property to the tenant again?

Why is the tenant leaving the property?

