



TENANTS FAQ's

What do I have to pay before I move in?

The first week's rent in advance and the bond.

How much is the bond?

Usually three to four week's rent.

What happens to my bond at the end of the tenant?

It is returned to you less any claims the landlord makes against it such a damages, arrears, cleaning etc.

What is the difference between a fixed term and a periodic tenancy?

A fixed term tenancy has a start date and a finish date you are responsible for the rent for the entire term of the tenancy it can only be terminated by mutual consent.

A periodic tenancy can be terminated by notice you must give the landlord 21 days written notice, the landlord can give you 42days notice, if the property has been sold or they require it for their own or family's use (if you which to vacate prior to the 42days you have to give 21days notice) the landlord can give 90days notice for any reason at all.

Can the rent rise during my tenancy?

Yes however the rent cannot be increased for 180days from the start of the tenancy. The landlord is required to give 60days notice of the increase.

How often do you inspect the property?

Usually every 3 -4 months (there is no legal limit on the times we can inspect) we are required to give you a minimum notice of forty eight hours inspections are carried out between 9 – 5pm. Mon – Fri.

Do I have to be there when the property is inspected?

No you do not have to be present, we will endeavour to give you an approximate time we will be there and leave a note or a card, you will be mailed out a checklist for maintenance which we ask to be left on the bench.

When can I get the keys?

When all payments have been made and the property is ready, this depends on the vacate date of the previous tenant but we aim for midday on the day of the start of the tenancy.

What do I do if something needs repairing?

Email or phone your property manager, they will organise a contractor to do the repairs at an appropriate time.

What happens if one tenant leaves?

Notify your property manager immediately take the necessary steps.