

## TIPS FOR UNFURNISHED LONG TERM RENTALS

1. As part of the Accommodation Finding service, Home2Home will research availability of properties according to the criteria supplied by the client. If clients are taking the Welcome or Orientation packages, this research can start once the client's deposit has been received. The whole of the Accommodation Finding service to be paid on occupation of the property.
2. For clients taking the Accommodation Finding service only, a non-refundable deposit of 50% of the current cost of the service must be paid before research can begin, the balance to be paid on occupation of the property.
3. Most unfurnished rentals are available on minimum 12 month leases. Shorter terms can sometimes be negotiated but clients should bear in mind that the quoted weekly rental costs will be higher in this case.
4. Home2Home can negotiate possible moving dates with property managers on behalf of clients prior to arrival, however, deposits and rent in advance must be settled directly between clients and the property agent.
5. Clients will need to have good faith references available; these can be from current landlords or your migration agent. Home2Home can provide references for clients who have paid their deposits for Welcome or Orientation packages. Please try to ensure that you have at least the last 3 months bank statements in your luggage when you arrive, especially if you are arriving without employment to go to immediately.
6. Clients should be aware that securing a rental is often a competitive situation and that they should have arrangements set up to enable them to pay any deposits/rent in advance promptly once they express an interest in a property.
7. Should clients wish to secure a tenancy that starts before their arrival, the agent will normally expect them to pay rent from the start of the tenancy NOT the date they wish to move in. This could incur considerable costs for which clients should budget. This is why Home2Home recommends that clients start with furnished/holiday rental for the first 2-4 weeks, which could work out cheaper in the long run, even if more expensive short term.
8. Be aware that early termination of Tenancy/Lease agreements will often incur costs to the tenant for re-advertising the property and the tenants must continue to pay rent until new tenants move in.
9. Rent is ALWAYS paid in advance, and can be per four weeks or per calendar month.
10. A Rental Bond is payable at the beginning of the tenancy, this is usually equal to 4 weeks rent. The Residential Tenancies Tribunal holds the bond for the period of the tenancy.
11. Inspections are conducted on a regular basis by property managers. This is to identify any maintenance that needs to be done and ensure that the tenant is keeping a reasonable level of maintenance and cleanliness throughout the property. This includes the care of lawn and garden areas. Notification of these inspections is advised 2 weeks in advance. Though it is not necessary, many tenants prefer to be present for these inspections.
12. In most cases pets are NOT allowed in rental properties, if this is the case and pets are found on the premises, notification will be issued asking for the pet(s) to be removed within 15 days, if this is not complied with, legal proceedings will be commenced with the Residential Tenancies Tribunal.
13. The property owner pays for the water and sewage service charge only, and unless the tenancy agreement states otherwise, ALL WATER USED BY THE TENANT IS PAID FOR BY THE TENANT. If the agreement is that the landlord pays for the water use then there will be a limit on this, over which additional/excess water use is payable by the Tenant/Lessee.
14. From time to time repairs and maintenance will have to be completed on the property. Tenants are required to give access to trades people to conduct these repairs or maintenance. Notification of the time access is required is advised as far in advance as possible. Emergency repairs advised by the tenant are dealt with as a priority.
15. Tenants from the UK will be please to know that the equivalent of the Council Tax is paid by the landlord as the property owner and is already accounted for in the rental charge.
16. Tenants should arrange their own contents insurance to cover their personal belongings. The property owners building insurance DOES NOT cover the tenant's personal property.