



## Rental Property Checklist - before you agree to a lease

Take your time and inspect the property carefully.

Address of property	
Name of agent/landlord <i>Contact details</i>	
Rent per week	
Bond & advance rent	
Length of lease? <i>6, 12 months, other</i>	
Any special conditions of the lease?	

### Utilities - included or extra?

Phone line available	
Electricity/Gas	
Water costs	
Internet	

### Is the property fully furnished? Fully equipped?

Kitchen <i>Refrigerator? Microwave, kettle, toaster? Pots, pans, crockery, cutlery?</i>	
Bedroom <i>Bed? Wardrobe? Desk &amp; chair?</i>	
Living room <i>Sofa? Coffee table?</i>	
Laundry <i>Washing machine?</i>	
Check everything works <i>Lights, stove, power-points, etc.</i>	

### Public transport

Transport to UniSA? <i>Bus/train details, travelling time</i>	
Transport to shops?	

### Security

Door locks <i>Good, OK, inadequate?</i>	
Window locks <i>Good, OK, inadequate?</i>	
Smoke detectors	
Other security features	

### Other issues

Adequate heating/cooling	
Insulation	
Mould/dampness/leaks	
Ventilation in bathroom	
Garden maintenance	
Privacy	
Signs of pests/vermin	
Noise levels - <i>if close to a main road, shopping centre, etc</i>	