



ARE YOU CREATING A GOOD RENTAL HISTORY?

How to give yourself the best chance in a tight rental market



Unless you've been living under a rock, you will be aware that the current rental market is very tight.

In fact, the vacancy rate for south-east Queensland has been around 1% since the beginning of 2021.

Prospective tenants are telling us how difficult it is to find suitable properties in their price range and many are getting desperate.

If you are happily settled in a property, fortunately you don't have to worry about this.

However, you don't know when you may need to move. Queensland is seeing a record migration from other states and many property owners are moving back into their homes. Others are taking advantage of the higher market and selling their properties.

If you had to move at the end of your current lease, how easily do you think you would be able to find another property?

When you are competing with other tenants for properties, it's important to know that agents/owners are looking for stable tenants who will look after the property and pay their rent.

This is where your rental history becomes vital. When doing checks, agents obtain rental references and an important part is your payment history. Agents are able to see from your rental ledger if you were ever behind in rent at any stage of your tenancy.

In a normal market where there is a good supply of rental properties and less tenants looking, owners are likely to lower their expectations in order to secure tenants.

However, at the moment owners have the luxury of being picky with their choice of tenants and are approving the tenants with the most favourable rental histories.

How good is your payment history? Have you ever received a breach notice? Are you receiving text messages stating you are 3-4 days late? Don't ignore these messages because these are warning signs that you are creating a sub-standard rental ledger which could limit your ability to find another rental property.

Stay ahead in your rent and give yourself the best opportunity to secure your next property. Because this may come sooner than you think.

Do you own an investment property ? Are you looking for a good managing agent?

As a current tenant of ours, we hope you find our service thorough, efficient and responsive.

If you own a property, have you considered having us manage it for you?

Give us a call on 3888 0098 - we'd love to chat!

REPORTING MAINTENANCE



As part of your tenancy agreement, you are required to report maintenance at your property.

Many tenants are choosing to wait until the next inspection to report the problem. However, this is not advisable because if the issue becomes worse you may be made responsible for any extra damage that may be caused (for example a water leak).

To ensure full enjoyment of your property, we urge you to report maintenance as soon as you notice the problem.

Maintenance must be reported in writing, preferably via our **Console Tenant APP**. For more information check out our website: <https://www.solutionsproperty.com.au/home/tenants/reporting-maintenance/>

Care of Appliances

To ensure appliances continue to work at their optimal level, remember it is your responsibility to keep them clean. Appliances such as dishwashers and air-conditioners will malfunction if their filters are not cleaned regularly - and if a service technician is called, you may be responsible for the call-out fee.

OFFICE HOLIDAYS

EKKA SHOW DAY

Monday

5th August

(This applies to both our offices.)

QUEENS BIRTHDAY

Monday

4th October

CHRISTMAS

25th - 28th Dec

NEW YEAR

Mon 3rd Jan 2022

Introducing SafeHome Alliance

Solutions Property Management is proud to be a founding partner of SafeHome Alliance which brings together Real Estate agents, landlords, and tenants to provide education in awareness and prevention of **Domestic and Family Violence**.

As agents and property managers, we are in a position to assist those in DFV situations to escape a bad situation by helping them relocate to a safe rental property.


If you or anyone you know is experiencing a difficult situation at home, there are many community groups and government organisations that you can reach out to.

For more information, call our office on 3888 0098 or check out the website: <https://safehomealliance.com.au/>




SafeHome
ALLIANCE

EVERYONE DESERVES A SAFE PLACE TO CALL HOME

 safehomealliance.com.au

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