

Rent with **love.**



RENT WITH LOVE



Renting can be an exciting yet challenging experience. From ensuring you stand out as the best applicant to navigating the application process, it's natural to feel uncertain. Once you've secured a home, the experience of living in a property owned by someone else comes with its own set of expectations and responsibilities. You want to feel secure, valued, and confident that both you and the property are well cared for.

Whether it's your first rental or your tenth, we're here to make the experience as smooth and stress-free as possible. With LOVE Property Group, you're not just renting, you're finding a place to call home.

LOVE Renting Tips

The Application Process

Applying for a rental property can seem daunting, but with the right preparation, you can make it easier.

Here are some quick tips to help you through the process:

1. Prepare Your Documents: Have your ID, proof of income, rental history, and references ready.
2. Complete the Application Accurately: Double-check all the details, especially contact information and rental history.
3. Provide a Personal Touch: Include a short cover letter explaining why you're a great tenant, along with photos of your current residence.
4. Be Transparent: If there are any issues in your background, be honest about them upfront.
5. Be Ready for an Inspection: Be prepared to meet with the property manager and inspect the home.
6. Inform Your References: Let your references know they may be contacted.

At LOVE Property Group, we're here to guide you through the process and help you find the perfect home.



LOVE Renting Tips

Ingoing Inspection Report

The ingoing inspection report is a crucial part of renting a property. It outlines the property's condition when you move in, ensuring both you and the landlord are on the same page. Here's what you should know:

1. **Thorough Documentation:** The report will cover every aspect of the property, including walls, flooring, appliances, and fixtures. It's essential for identifying any pre-existing damage or wear.
2. **Take Your Time:** When you receive the report, carefully inspect the property. Note any discrepancies or damage that's not already listed in the report.
3. **Sign Off:** Once everything is documented, you'll be asked to sign the report. This ensures that you agree with the property's condition when you moved in.
4. **Keep a Copy:** Always keep a copy of the ingoing inspection report for your records. This will be important when it's time to vacate the property.
5. **Report Any Issues Quickly:** If you notice anything wrong with the property after moving in, report it immediately to avoid responsibility when you vacate.

At LOVE Property Group, we ensure that this process is smooth and transparent, giving you peace of mind during your tenancy.

Additional Occupants

At LOVE Property Group, it's important to follow the terms of your lease regarding additional occupants. Here's what you need to know:

1. **Lease Terms:** The lease specifies approved residents. Any extra people living in the property without approval could breach the lease.
2. **Seek Permission:** Always get approval from your property manager if you need to add someone to your household, even temporarily.
3. **Consequences:** Failing to get approval can lead to penalties or eviction.
4. **Visitors vs. Residents:** Occasional visitors are fine, but long-term guests should be added to the lease.

LOVE Renting Tips

Keeping pets at the premise

At LOVE Property Group, we understand pets are part of the family, but there are important guidelines for keeping pets in rental properties:

1. **Seek Approval:** Always request approval for your pet before moving in. Provide details such as type, breed, and size.
2. **Respect the Property:** Ensure your pet doesn't cause damage to the property, keeping it in good condition to secure your bond.
3. **Cleanliness & Maintenance:** You're responsible for cleaning up after your pet, especially in outdoor areas.
4. **Respect Neighbours:** Keep your pet under control to avoid noise complaints and ensure a peaceful living environment.
5. **Pet Annexure:** Review the pet rules in your lease agreement and pet annexure for specific requirements.

We're here to help ensure a smooth tenancy for you and your pet.

Paying Rent on Time

At LOVE Property Group, we aim to make paying rent easy and straightforward. Here's what you need to know:

- **Payment Due Date:** Rent is due on the date outlined in your lease. Set reminders or use direct payments to stay on track.
- **Late Payments:** If you expect a delay, inform us early. We're happy to work with you to find a solution.
- **Rent Arrears:** If overdue, we'll send reminders and may take further action if payments remain unpaid.
- **Rental History:** On-time payments build a positive rental history and strengthen your relationship with us.

Paying rent on time ensures a smooth experience for both you and the landlord.

LOVE Renting Tips



Routine Inspections

Routine inspections are a vital part of maintaining the property and ensuring it is being cared for. Here's what you need to know:

1. Purpose: The inspections help us ensure the property is being well-maintained, identify any maintenance issues, and ensure you're happy with the living conditions.
2. Frequency: Typically, routine inspections occur every 6 months, but they can be more frequent if needed. You will have an initial inspection after 8 weeks to ensure you are settling into the property well.
3. What to Expect: We will notify you in advance with details of the inspection date. We will check for any potential issues such as maintenance concerns, cleanliness, and property damage.
4. Your Responsibility: Ensure the property is accessible and in good condition. This helps us address any issues early and maintain a good relationship.
5. After the Inspection: We will provide you with a report summarising the inspection and any actions to be taken.

Routine inspections help us ensure that your home is well taken care of and that you're living in a comfortable, well-maintained environment. If you have any concerns, feel free to raise them with us during the inspection!

Repairs and Maintenance

At LOVE Property Group, we're committed to ensuring your home is well-maintained and comfortable. Here's how our repair and maintenance process works:

1. Reporting Issues: If you notice any repairs needed in the property, please inform us as soon as possible via our tenant portal. The more details you provide, the faster we can address the issue.
2. Urgent Repairs: For emergencies such as burst pipes or no hot water, please contact us immediately. We prioritise urgent repairs to ensure the safety and livability of your home.
3. Tenant Responsibility: Some maintenance tasks, like replacing light bulbs, changing batteries, or general cleaning, are the tenant's responsibility. Be sure to refer to your lease agreement for clarification on your responsibilities.

Our goal is to provide a smooth and efficient process for addressing repairs and maintenance, ensuring your home remains a safe and comfortable place to live.

LOVE Renting Tips

Outgoing Inspection & Bond Claims

At LOVE Property Group, we aim to make your move-out process as smooth as possible and help you avoid any bond claims. Here are some key steps to ensure a successful outgoing inspection:

1. Clean the Property Thoroughly- Ensure all surfaces, floors, windows, and appliances are cleaned, including areas like the oven and stovetop. Consider a professional clean if the property was professionally cleaned when you moved in.
2. Remove All Personal Belongings- Clear out all personal items, including furniture and clothes, to avoid disposal charges.
3. Return Keys and Remotes- Ensure all keys, remotes, and security fobs are returned.
4. Tidy Outdoor Areas- Mow the lawn, trim plants, and remove any debris from the garden and outdoor spaces.
5. Consult the Ingoing Inspection Report- Review the report to identify any areas needing attention and address them before the inspection.

If you need more time or assistance, communicate with us early. Following these steps will help ensure a smooth inspection and a higher chance of getting your full bond back.





Ready to rent with LOVE?
Call 4958 8555 to speak with one of our
dedicated Property Managers!

At LOVE Property Group, we strive to provide a seamless and positive rental experience for all our tenants. From a smooth application process to prompt maintenance and a strong focus on communication, we are dedicated to ensuring your rental experience is enjoyable and stress-free.

Whether it's finding the perfect home or receiving timely assistance throughout your tenancy, we are here to support you every step of the way. Renting with LOVE means being part of a team that values your comfort, respects your needs, and works hard to create a positive living environment.

If you're ready to find your next home, let us help you make the process easy and rewarding. We look forward to welcoming you to the LOVE Property Group family!