



# The basics

The most important documents for renting are the **rental agreement** (this might also be called a residential tenancy agreement or lease agreement) and **condition report**.

- Make sure you understand what's in these documents before you sign.
- Never sign a blank or incomplete document or form.
- Cross out any blank spaces.
- Keep a copy of all the documents, especially the ones you sign
- **Hot tip:** Take a photo or scan of the documents and email them to yourself.



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A **condition report** will tell you about any damage to the property that happened before you started renting.

### On the day you move in:

- Write down details of any damage that is not in the condition report e.g. chipped paint, carpet stains, marks on walls, etc.
- Take photos and videos of everything so you can show that you didn't cause the damage.

### Don't forget the insides of cupboards and wardrobes!

Once you've signed the rental agreement, you will usually be asked to pay a **bond** or **security deposit** before you move in.

- The bond will usually be the amount of four weeks rent.
- The money for the bond will be kept at the Residential Tenancies Authority Queensland (**RTA**) which will give you a *bond number*.
- Keep the bond number so you can get your bond money back when you move out.
- The rental agreement will tell you about situations where the landlord will be allowed to keep your bond at the end of your tenancy, e.g. if you've done a lot of damage to the property.

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- This is general information only.
- It is not intended to give individual legal advice.
- Each person should seek independent legal advice relating to their special circumstances.
- We do not accept responsibility for any loss or damage caused to anyone who relies on the information in this info sheet.

WHERE TO GET HELP



YFS Legal - Phone: (07) 3826 1599

Email: [legal@yfs.org.au](mailto:legal@yfs.org.au) Website: [www.yfs.org.au/yfs-legal](http://www.yfs.org.au/yfs-legal)



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