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GET LANDED · RENTAL TOOLKIT · NSW

Moving to Australia, and making it home.

The NSW Rental Toolkit

Three guides. One clean process. From house-hunt to keys.

Part I · Your Path to a Home in Sydney

Part II · NSW Ingoing Condition Report Guide

Part III · NSW Utility Connection Guide

Prepared by Heather Freeman

Relocation Consultant & Transition Specialist · getlanded.com.au

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HOW TO USE THIS TOOLKIT

Read it in order.

This is the toolkit I wish every family arriving in NSW had before they signed anything. It is built from real applications, real move-ins, and the small mistakes that cost people their bond.

Read Part I when you begin your search. It will tell you how the NSW rental market actually works and what to do at each step.

Read Part II the day before your move-in, and again on the day itself. The photos and notes you take in the first 48 hours protect your bond at the end of your lease.

Read Part III as soon as you accept a property. Utility connections in NSW are not automatic and the order you do them in matters.

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PART I

Your Path to a Home

How the NSW rental market actually works, from search to signed lease.

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GET LANDED

Your Path to a Home in Sydney

YOUR RENTAL GUIDE · NEW SOUTH WALES
PREPARED FOR YOU BY HEATHER FREEMAN

Here is your rental application checklist and a clear guide to what happens next. There is a lot to take in when you are finding a home in a new city, so I want you to have everything in one place and know that you do not have to work it all out alone.

Sydney's rental market can move quickly. When the right home appears, this guide shows you how to introduce your circumstances properly and make sure your application tells the full story. Be ready to move promptly, but the final decision is always yours. If you are unsure about anything before you upload, sign or pay, email me. I read every one.

How this guide works. This is a self-guided toolkit. Where I say I will speak with the agent, act as your referee or review your agreement, that is personal support, included only when you have booked a service that lists it. On its own, every step still applies: you do those checks yourself, and you can email me at any point to add personal support.

What You'll Need

YOUR CORE APPLICATION EVIDENCE

- [ ] **Income and Financial Evidence**

  Have your three most recent payslips available where possible, together with a recent bank statement or other evidence if needed. NSW guidance allows an agent to request information that reasonably confirms your ability to pay the rent. Have these prepared before you begin the application so you can lodge promptly. If you are unsure which evidence is appropriate, please ask me before uploading it.

- [ ] **Protect Your Financial Information**

  Financial and identity documents are sensitive. Please do not send extra documents, use a public link or respond to an unexpected request without checking with me. I will help you use the secure method we agree and keep the application focused on what is reasonably needed.

- [ ] **Australian Work Contract or Offer Letter**

  Keep your signed employment contract or offer letter ready, showing your role, start date, salary and employer. This gives an agent useful context when your Australian payslips are not yet available.

- [ ] **Proof of Identity**

  Prepare a clear colour copy of each adult applicant's passport. You may also be asked for another accepted form of identification, but the request should be limited to what is reasonably necessary to confirm who you are.

- [ ] **Visa Evidence**

  Keep your Visa Grant Notification or current VEVO record ready. This confirms your Australian visa status and expiry where the agent reasonably needs that information.

- [ ] **Current Address**

  Use your current or temporary Australian address, such as a serviced apartment, hotel or short-term rental. Agents understand that you have only just arrived, and my referral letter provides the context.

- [ ] **Rental or Residential History**

  Prepare your recent addresses and, where applicable, your previous landlord or property manager's contact details. If you were a homeowner rather than a renter, tell me and I will frame that clearly and positively.

- [ ] **Landlord Reference — If Available**

  A short reference confirming that rent was paid on time and the home was looked after is helpful. I have an overseas landlord-reference template available in English or another language and can help with the return translation.

- [ ] **Personal / Professional Referees**

  Prepare each referee's name, relationship to you, phone number and email address. Please use me as one of your personal references — my details are on the process page that follows.

- [ ] **Short Cover Note — Optional**

  A warm half-page note can help an agent understand your relocation, your connection to the home and why you would be thoughtful tenants. It supports the formal application rather than replacing it. If you would like to include one, I can help you formulate it.

Have your application documents prepared before you begin lodging. Use this checklist to make sure the essentials are ready, and if a question arises that we have not already covered, please ask me before proceeding.

How I Support Your Application

CLEAR, PERSONAL SUPPORT FROM THE START

You lodge the application yourself, while I provide the local context and remain available whenever a question arises.

MY INTRODUCTION

Before your viewing, I speak directly with the leasing agent and send my referral letter. I explain that I have relocated you from overseas for your new journey in Sydney and that you may not yet have Australian rental history. This early conversation helps your application stand out from others attending the viewing. Where I already have an established relationship with the agent, my introduction and clear context can help your application receive early attention and be presented positively to the landlord. The final decision always remains with the landlord.

YOUR PART

Prepare the documents in this guide, lodge directly through the agent's platform and nominate me as your Australian reference.

IF A QUESTION COMES UP

You do not need to send me your documents or completed application. If something unfamiliar appears, pause and ask me.