

## SIX WAYS TO MAKE YOUR RENTAL APPLICATION STAND OUT

With Western Australia currently experiencing a rental shortage, competition amongst tenants to secure a rental property is high. Therefore, a standout rental application is a necessity.

Here are six ways to make your application stand out.

### 1. Be Thorough

It is important to fill out your application as honestly and thoroughly as possible. Forgetting to add a reference, giving incorrect contact details, or leaving sections blank could be the difference between you and someone else getting the property.

### 2. Treat your application like a resume

An application is basically your resume for renting, therefore you should have a list of documents ready to submit with your application, including a copy of your identification such as a driver's licence or proof of age card.

You will need to verify your income and current employment to prove you can pay rent. You can do this by adding a letter from your manager or human resources department confirming your employment and attaching your most recent payslips.

### 3. Source written references

Ask for written references and attach them to your application. Also ensure your referees are aware you have put them down, so when the property manager calls, they are prepared.

Your rental history is also very important. If you have rented a property before, be sure to obtain written references from your previous property managers confirming you are a good tenant and have always paid rent on time. If you haven't rented before, explain why, so the property manager understands your circumstances.

### 4. Prioritise presentation

Presentation of an application is important, even in electronic format. Make sure to have all documents scanned neatly and open the right way, so when the property manager opens the document, they can read the items easily.

### 5. Include a cover letter

You should also consider using a short cover letter, as it shows you are interested and willing to go above and beyond what the average applicant may be doing. Make sure to include the reasons that make you a good tenant and how you are a suitable fit for the property.

### 6. Prepare a pet resume

For those that have pets, consider a pet resume for the property manager including a small written summary on your pet's nature, personality and appearance, references from people who have lived with your pet and necessary documentation that prove your pet is microchipped and registered under your name.