



TENANCY HANDBOOK



RENTING TIPS

The Auckland property market is such that there is a high demand for rental properties, though we are seeing a real shortage in the supply of available housing

This means if you're looking to rent a home you need to be thorough in filling out your documentations, supply as much detail in your application as possible and you may need to sign a long term lease if your application is accepted.

Good quality tenants are generally taken by investors, both in the private and managed rental sectors. References are a great way to help investors in making informed decisions when selecting tenants. Including things like rental history from previous landlords or Property Managers. as well as character and professional profiles will considerably improve your chances.

A TENANT'S OBLIGATIONS:

It is very important that a tenant understands their obligations regarding rental properties. By not satisfying their obligations there is a potential risk that tenants may lose their bond.

Obligations and responsibilities of a tenant:

A tenant is obliged to:

- Pay the rent on time
- Make sure the property is occupied principally for living purposes
- Pay the power, gas, telephone charges

- Keep the property reasonably clean and tidy
- Notify the landlord as soon as possible after discovery of any damage to the premises or of the need for any repairs
- Fix any damage they or their visitors cause on purpose or by being careless, or pay for someone to fix it
- Pay water usage charges only if the water supplier charges separately for the water , and if there is a meter to measure exactly how much water was used

During the tenancy:

A tenant is required to:

- prevent any intentional or careless damage to the premises
- Not use the premises, or permit the premises to be used, for any illegal purpose
- Ensure the neighbours are not disturbed
- Ensure there are no more people living in the premises than what is specified in the tenancy agreement
- Not change the locks, attach fixtures or make any renovations or additions to the premises unless outlined in the agreement or allowed with written permission from the landlord
- remove all personal items from the house or flat upon vacating
- return all keys initially provided back to the landlord at the end of the tenancy
- leave premises in a reasonably clean and tidy state at the end of the tenancy and remove all rubbish
- leave any personal items or pieces of furniture provided by the landlord