



Putting your best foot forward with your rental application.

To help your application stand out and to assist with the approval process, the Real Estate Institute of South Australia recommends you volunteer the following to strengthen your application and give yourself the best chance at securing a property.

COVER LETTER

This is your chance to bring your application to life. Use a cover letter to give some context about your application, some details you might like to include (but are not compelled to are):

- Who will be living at the property
- What you loved about the home (closer to schools/work)
- Anything not obvious from the form that you would like to share.

A little context can go a long way.

REFEREES

If you **HAVE** rented before:

Ensure you include contact details for your current or former property manager or landlord, if applicable, as these are weighted heavily when assessing your application.

If you **HAVEN'T** rented before:

Include a personal or character referee that might be able to speak to your ability to be a successful tenant.



ADDITIONAL DOCUMENTS

Offering additional documents is completely optional - but it dramatically speeds up the assessment process.

It helps by:

- Reducing back-and-forth questions
- Highlighting your reliability
- Showing you've prepared
- Allowing the agent to present a full, confident recommendation (if applying through a property manager).

If you HAVE rented before:

A Rental Ledger - you can request a copy of your rent ledger from your previous property manager or landlord.

A written reference from your current or former property manager, agent, or private landlord can also be very useful.

If you HAVEN'T rented before:

Anything that can show your suitability as a tenant for this property. Given the restrictions of what an agent can compel you to provide, we would advise giving as much context as you can to ensure your application is considered.

Pets

If you are applying with a pet, please consider including a pet application with your tenancy application as there might be restrictions on the size, type, or number of pets for this property. This will avoid you potentially entering into a tenancy agreement only to find out your furry friend cannot join you.

**If in doubt – please call Query Connect
(free call 1800 804 365) or email
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for further assistance**

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