

Fact Sheet 5 – Inspecting a property to rent

It is important to look at a property before you sign a residential tenancy agreement with the lessor or agent to make sure it is suitable for your needs, is clean and in good condition. The lessor or agent may take you to the property, you may be given a key, or you may be invited to inspect the property with other interested people at a particular time.

Key deposits

If you are given a key, you may be asked to pay a key deposit and/or leave your licence at the real estate agency before you get the key.

- You must be given a receipt, which you have also signed when you pay this money.
- The fee must be refunded in full when you return the key, whether or not you would like to rent the property.

What to look for

When you inspect the property, remember to find out the following:

- Does it have gas or electricity or both? (These can have different costs.)
- Does it have working smoke alarms and a safety switch in the electricity meter box? Smoke alarms and a safety switch are required by Queensland law.
- Are the blinds or curtains in good condition?
- Is the hot water system big enough for your household's needs?
- Are the locks on the doors and windows adequate for your safety and for your contents insurance?
- Is there a telephone line?
- Is there a television antenna?
- Are the fences and gates in good working order?
- Do you have to look after the garden, mow lawns, etc?
- If you have a pet, are pets allowed?

Does the property need repairs?

Once a tenancy agreement is signed, it may be harder to ask the lessor to make repairs. If repairs are needed, speak to the lessor/agent to find out whether repairs will be done before you move in. If they will not be done before you move in, ask the lessor/agent for a written agreement that they will do the work after you move in. It is important to make a note of any repairs needed to the property as part of the [Entry Condition Report](#) you complete if you go ahead with the tenancy.

[Fact Sheet 8: Moving in](#) provides information on Entry Condition Reports.

For more information

This fact sheet is part of a series of fact sheets, including:

- Fact sheet 1 – [Identifying your housing needs](#)
- Fact sheet 2 – [Documents you need to rent a property](#)
- Fact sheet 3 – [Finding a property to rent](#)
- Fact sheet 4 – [Making a good impression](#)
- Fact Sheet 6 – [Applying for a tenancy](#)
- Fact Sheet 7 – [Starting a tenancy](#)
- Fact Sheet 8 – [Moving in](#)
- Fact Sheet 9 – [Where to get help when renting](#)
- Fact Sheet 10 – [Tenancy databases](#)

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