

MOVING OUT OF HOME

The right time for moving out of home is different for everyone. Some people leave as soon as they're able, others might wait until they've saved enough money to buy their own place.

Whatever choice you make, with your new freedom come a few things to think about.

BEFORE YOU MOVE OUT



Make sure you create a budget which considers not only on-going costs but one-off costs. For example:

- Removalists
- Furniture
- Electricity and utilities
- Internet
- Insurance

Consider how many hours per week you will have to work to cover these costs, and make sure you have contingency funds in case you are sick or have to take time off for study.

BONDS AND RENTAL AGREEMENTS

Paying the bond.

Your bond acts as a form of security for your landlord, and it can be up to 4 weeks rent. The bond is lodged with the Department of Commerce for safekeeping. Make sure you get a receipt for your bond and that everyone who contributed to the bond is named on the receipt.

Provided you pay the rent regularly and don't damage the place, you'll get your bond back when you move out. That's when you'll need the receipt.

Before you move.

Before you move, make sure you do a thorough condition report. A condition report is a list of any marks, damage or issues with the property. It will protect you when you leave so you get your full bond back. Make sure you take photos and comprehensive notes.

Check before you sign.

Always read the terms and conditions to understand your obligations as a tenant. Get a second opinion if you're unsure about anything!

SORTING OUT RENTAL DISPUTES

Tenancy WA provides advice to tenants and has a number of fact sheets about your rights and obligations on their website: www.tenancywa.org.au

The Department of Commerce also provides useful advice on a number of tenancy issues and gives an overview of rental dispute processes. See: <http://www.commerce.wa.gov.au/consumer-protection/renting-home>