

Family rental and home-setup research checklist

Use this from home to verify the people, lease, full price, building, utilities, hazards and exit evidence before paying for a family rental.

MOVING FROM	DESTINATION / CITY	PLANNING CURRENCY	LAST CHECKED

HOW TO USE

Read the linked SettleHappy guide first. Tick an item when the answer or evidence is saved in your own move folder. Recheck volatile facts before paying or applying.

1 Prove the home and the people

- ☐ Record the exact address, unit, intended term and permitted family use; distinguish a residential lease from short-stay accommodation.
- ☐ Match the owner or lawful lessor to current property evidence and require written authority for every agent, manager or non-owner signatory.
- ☐ Verify the agent, negotiator or broker through the destination's official route where one exists; save the result and date.
- ☐ Reconcile the contract party, payment recipient and bank account independently before any reservation, holding payment, deposit or advance rent.
- ☐ Set a no-pay rule when the property, authority, recipient, refund trigger or promised occupancy cannot be proved in writing.

2 Build a contract that survives a dispute

- ☐ Use the locally appropriate language version and qualified review; reconcile translations and write which version prevails.
- ☐ Itemise rent, every deposit, advance, management charge, utility method, parking, pet, key, moving and other compulsory cost.
- ☐ Write repair responsibility, response times, emergency access, owner entry, alterations, pest/pool/garden/AC care and uninhabitable-home remedies.
- ☐ Write renewal, rent review, break rights, notice service, early termination, inventory evidence, cleaning/reinstatement and deposit-return timing.
- ☐ Identify the exact law or controlled-tenancy rule relied on, prove the home/landlord is within its scope and keep market convention separate.

3 Price the complete first year

- ☐ Add holding money, advance rent, security/utility/key/pet deposits, stamp/legal/admin charges and moving fees.
- ☐ Add twelve months of rent, management/strata charges, parking, waste, pool/garden/pest care and any compulsory service.
- ☐ Obtain representative provider bills and meter/tariff evidence for electricity, water, gas, cooling and internet rather than accepting an estimate.
- ☐ Add furnishing/appliance gaps, filters, dehumidification, child-safety changes, installation, utility deposits and temporary accommodation.
- ☐ Model the exit: notice overlap, professional cleaning only if validly agreed, damage/reinstatement exposure and time until deposits are returned.

4 Commission the remote property evidence

- ☐ Require a live, uncut video from the public road and entrance through every room, boundary, balcony, roof/service area and emergency exit.
- ☐ Record date/time, unit number, keys, furniture, appliances, meters, water pressure, sockets, AC, windows, locks, stains, odour, noise and mobile signal.
- ☐ Request wet-season and outage evidence: flood access, drainage, roof/leaks, mould, pumps, water storage, generator load/run-time, lifts and internet fallback.
- ☐ Measure or independently inspect pool access, balconies, stairs, glazing, fire systems and electrical earthing/RCD protection where relevant.
- ☐ Use official hazard, building and utility sources; commission an independent local survey or legal check when the value or risk justifies it.

5 Close the handover and exit file

- ☐ Both parties sign a dated inventory and condition schedule backed by complete photos/video; record every key, card, remote and meter reading.
- ☐ Collect the executed agreement, required stamping/registration, building-management acknowledgement, receipts and foreigner/residence reporting proof.
- ☐ Transfer or document electricity, water, internet and building accounts; record old arrears, deposits, tariff, account holder and first-bill process.
- ☐ Save repair, emergency, management, insurer and alternate-accommodation contacts offline; record the family response to fire, flood, storm, earthquake and outage.
- ☐ Calendar notice and renewal dates, schedule a documented pre-exit inspection and require an itemised, evidenced deposit decision by the contract deadline.

Information, not regulated immigration, legal, tax, financial or medical advice. Verify current requirements with issuing authorities, providers and appropriately qualified advisers.