

## OUR RENTAL PROPERTIES

Julie Rutherford Real Estate offers a wide selection of rental properties in Bermagui, Fairhaven, Wallaga Lake, Cobargo, Quamma and beyond. These properties include houses, units, townhouses and rural properties.

## HOW TO APPLY

If you are considering renting a property you will need to complete an **application form** and **reference check authority**. Your application will be processed as quickly as possible and involves checking of references, confirmation of employment and income and seeking the approval of the owner/s who give final approval to all applications.

If your application is approved you will need to sign a lease as soon as possible and pay your bond, equivalent to 4 weeks rent, and two weeks rent in advance.

## Letting Policy of this Office

1. This office is aware of its obligation to follow the law. This includes the law about discrimination.
2. We will treat all property owners and their agents and all applicants fairly. This means that we will not discriminate against you because of your race, ethno-religion, sex, marital status, disability, homosexuality, age or transgender. We will not discriminate against you because of the race, ethno-religion, sex, marital status, disability, homosexuality, age or transgender of any one of your relatives, friends or colleagues.
3. We will not take instructions from property owners who want us to break the anti-discrimination law.
4. We may decide to accept up to a certain number of applications for any one property managed by this office. If we do this we will tell you how many applications we are accepting for the property.
5. We may refuse to take an application from you:
  - either, if the property is physically not able to accommodate as many people as you want to occupy it
  - or, if the property cannot be made to suit your particular needs (for example, if you need wheelchair access and the property is up to two flights of steep steps).

We recognize that people with disabilities have the same right to rent property as people who do not have disabilities. We will do our best to negotiate any adaptations or changes that a person with a disability needs in order to live in or use a particular property. However, we recognize that the owner does not have to adapt or change the property if doing so will cause them unjustifiable hardship.

6. In all other cases, when we decide who can rent a property, we will only look at how well you can pay the rent and look after the property. We will ask you for references about both of these things and we will check these references.



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7. We will only refuse your application if your references were not acceptable, or if they were less acceptable than the references of the successful applicant. This means that we are of the opinion, based on your references that:
  - either, you are unable to pay the rent and/or look after the property
  - or, you are less able than the successful applicant to pay the rent and/or look after the property.
8. If you are unhappy with anything to do with the way we let property in this office, please ask to speak to the owner of the business. Your opinion matters to us.

This policy has been produced by the Real Estate Institute of New South Wales in association with the Anti-Discrimination Board.