

Perth Rental Application — Documents Checklist

Perth's rental market is competitive. Applications with every document ready get looked at first — this is the full pack agents ask for, plus alternatives if you're relocating from overseas or coming from homeownership.

Identification (every adult applicant)

- ☐ Passport — photo page (in colour)
- ☐ Driver's licence — both sides
- ☐ Second photo ID if available (national ID card, student card)
- ☐ Visa grant notification (PDF from Home Affairs) OR proof of citizenship / permanent residency
- ☐ Recent utility bill or bank statement showing current address

Rental history (last 5 years)

- ☐ List of previous addresses with dates and monthly rent paid
- ☐ Property manager or landlord name, phone and email for each address
- ☐ Written reference from your current landlord (or most recent)
- ☐ Written reference from the previous landlord if you've moved in the last 2 years
- ☐ Ledger or rent statement showing on-time payments (if available)

If you're a homeowner (not renting currently)

- ☐ Mortgage statement or title deed showing ownership
- ☐ Rates notice or council tax bill in your name
- ☐ Reference from your mortgage provider confirming payment history
- ☐ Character reference from an employer, solicitor or long-term professional contact

Proof of employment or income

- ☐ Signed employment contract with your Australian employer
- ☐ Confirmation letter showing start date, role and salary
- ☐ Last 3 payslips (from current overseas employer if not yet started)

- ☐ If self-employed: two most recent tax returns + accountant letter
- ☐ If not yet employed: proof of savings covering 6+ months of rent

Proof of savings and financial capacity

- ☐ Bank statements — last 3 months (all accounts you'll transfer)
- ☐ Screenshot or letter showing AUD equivalent transferred / ready to transfer
- ☐ Evidence of any relocation allowance from your employer

Household profile (helps agents place you)

- ☐ Full list of everyone who will live at the property
- ☐ Age of each adult and child
- ☐ Short paragraph on each adult — occupation, hobbies, lifestyle
- ☐ For couples / families: how long you've lived together
- ☐ For share houses: how the applicants know each other

Pets (if applicable)

- ☐ Photo of each pet
- ☐ Breed, age and desexed / vaccinated status
- ☐ Vet reference or vaccination certificate
- ☐ Reference from a previous landlord confirming the pet was well behaved
- ☐ Note that you're happy to sign a pet bond (\$260 in WA)

Nice-to-have extras that lift an application

- ☐ Cover letter — one page, warm, why this property suits you
- ☐ LinkedIn profile printout for each working adult
- ☐ Character references from a professional or long-term contact
- ☐ Offer to pay 2-4 weeks rent upfront (only if comfortable)

Not sure what applies to your situation? We do a 45-minute rental-ready session with every client — hello@lrsdownunder.com.