

WHAT MAKES A GOOD TENANT?

- At **Elevate** we look at 5 (five) key areas to determine what makes a quality Tenant to put forward to our Owners.

These 5 (five) key factors in the reference checking procedure;

1. Financial capacity

Ensuring their Total Income is below a comfortable threshold of 30% rent/income
(Or have savings to cover the rental payments)

2. Employment stability

Ideally, having steady employment

3. *** Rental History

Having a clear indication of their history, with their current or previous Tenancy ledger. Historical behaviour is a good indicator for future performance.

*** This is probably the most important document for peace of mind!

4. Access/ Communications

Providing timely and easy access for properties is crucial in effective management (including open for inspections, routine inspections, trades and other stakeholders)

5. Bond & Incidents

Any incidents throughout their previous tenancy that could be cause for concern?

Any deductions from the Bond? If so, what for?

After we are satisfied these factors, we then proceed to making an offer and seek a subsequent deposit to our Trust accounts. Please ask for any further clarification on the above.