

## Moving into your new home

Once you have been approved for a home, you now need to prepare for the move. Here are some things to consider:

### Understanding and signing your lease

A tenancy agreement or lease outlines the rights and responsibilities that you and your landlord have for the property you have been approved for. It details important information such as the tenancy start date, rental amount, and when rent must be paid, as well as how to end your lease.

#### TIP

**Ask for a copy of your lease to review before signing this and read through this carefully. Once the lease is signed by your real estate agent, it is a legally binding document. Therefore, make sure you understand everything in the lease documentation before you sign this, and speak to your support team or real estate agent if you have any questions.**

### Paying your rent and your bond

Investigate rental and financial assistance services through local services in your area. You may be entitled to rent assistance through Centrelink, financial support and rent in advance through the Housing Establishment Fund or a Bond loan through the Department of Health and Human Services. You will need to pay the first months rent and bond amount to the landlord at the commencement of your tenancy, this will secure the property. This is a good time to set up a budget for your new home (see our budgeting factsheet and planner).

### Setting up your home

You will need to organise power and water to be set up in your home before you move in. You do this by calling each provider to set up a utility account in your name.

#### TIP

**Real estate agents will promote a free 'direct connection' service when you sign your lease. This means they will arrange utility companies to connect your utilities for free. However, these can be with expensive providers, so make sure you ask them which utility companies they use and ensure you are happy with these before you agree.**



You will also need to furnish your home. Make a list of what you need and what you want in your home to make you feel comfortable. If you already own furniture, you will need to book a removalist service to help you move furniture into your new home.

## TIP

**Don't forget to change your address and set up mail forwarding from your old address.**

### Moving checklist

- Book your removalist for your larger items, and begin to pack clothing, books and smaller items. Ask your friends, family and support team for help to pack and move if you need their support.
- Update your address with your bank, your financial services, your health services, subscriptions and your support network. You might like to set up a mail redirect service from your old home.
- Once you have settled into your home, introduce yourself to the neighbours and get to know your new neighbourhood, including your local GP, library, restaurants, supermarket and public transport.
- Get a spare key cut. You might like to leave this with a friend or family member for emergencies.

## TIP

**Look at Gumtree, newspapers and op shops for second hand furniture and household items. This could save you a large expense at the beginning of your rental.**

## KEY TIPS TO TAKE AWAY

- **Moving can be stressful, so the more preparation you do the smoother it will feel**
- **It takes time to unpack and settle into a home, so don't feel pressured to rush this process**
- **Unpack what you need according to your lifestyle, you can be the judge of this**

### For further information and support

#### Tenancy

**Consumer Affairs**

1300 55 81 81

[www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

**Victorian Office of the Public Advocate**

1300 309 337

[www.publicadvocate.vic.gov.au](http://www.publicadvocate.vic.gov.au)

#### Mental health

**Wellways**

Helpline: 1300 111 500

[wellways.org](http://wellways.org)

**Lifeline**

13 11 14

[www.lifeline.org.au](http://www.lifeline.org.au)

