

# Case Study #2:

## Securing a Home Before You Land

### Real Question:

“We’re moving to Brisbane from London — can we really find and secure a rental before we arrive?”

### The Situation:

Lucy and her family were relocating to Australia for her husband's job transfer. With two kids and a golden retriever, finding a home that ticked all the boxes — and was ready for move-in — was top priority.

### The Challenge:

Australia's rental market moves fast. Competition is fierce, tenancy rules vary by state, and most landlords require tenants to view the property in person before approving applications.

### Expert Advice from Claymore Thistle:

The biggest mistake people make is assuming they can house-hunt online like they would in the UK. In Australia, it's a very local, relationship-based process.

Key tips from the experts:

- ✓ **Don't apply sight unseen.** Have a trusted local representative inspect on your behalf — it's often a legal requirement.
- ✓ **Budget smart.** Agents typically won't approve applications where rent exceeds 30% of your income.
- ✓ **Plan ahead if you have pets.** Not all rentals are pet-friendly, and import approvals can take months. Note quarantine itself is only 2 weeks.
- ✓ **Prepare your paperwork.** Include references, proof of income, and ID to strengthen your rental application.

### The Result:

Claymore Thistle acted as Lucy's local advocate — inspecting homes, liaising with agents, and securing a rental before her family even landed. They walked into their new home just three days after arrival.

### Expert Quote:

“Relocating isn't just about getting your visa approved — it's about arriving ready to live well. Having someone on the ground makes all the difference.”

