Porchlight

Renting, with the light on.

How applying works

Every step from viewing the home to getting the keys, so you know exactly what to expect, what we'll ask for, and when. If anything is unclear, call or WhatsApp the contact below.

THE HOME	MONTHLY RENT	DEPOSIT	AVAILABLE FROM	SCREENING FEE, PER ADULT

YOUR CONTACT	ACTING FOR THE OWNER AS	PHONE OR WHATSAPP	EMAIL

1 View the home — DAY 1

We ask everyone to see the home before applying, in person or, if you're not nearby, on a live video call. It protects you as much as us: you know the home is real and right for you, and we get to meet you.

2 Apply — WITHIN 2 DAYS OF VIEWING

Complete the application form (one per adult) and send it with your ID, last 3 payslips, last 3 months' bank statements, and proof of address. Self-employed? Send 6 months' statements and your latest financials. If someone else pays the rent, such as a parent for a student, they complete the rent payer section too.

3 Screening — 1 TO 3 WORKING DAYS

With your consent, we check your credit record and rental payment history through a registered bureau, verify your ID, and speak to your employer and current landlord. We only ask for the screening fee once we've confirmed we'd like to go ahead, it covers the cost of the checks only, and it isn't refundable once they've been run. As a guide, the rent should be no more than about a third of the gross income of whoever pays it.

4 Our answer — WITHIN 2 WORKING DAYS OF SCREENING

We let every applicant know either way. If your application is successful, you'll receive a written offer with the rent, deposit, start date and the full lease to read before you commit to anything.

5 Secure the home — WITHIN 2 WORKING DAYS OF THE OFFER

Pay the deposit and first month's rent by EFT. The home is reserved for you once the funds have cleared in the landlord's account; we confirm with the bank rather than relying on proof-of-payment slips. Your deposit is kept in an interest-bearing account and the interest is yours, as the Rental Housing Act requires. If we can't go ahead for any reason on our side, everything you've paid is refunded in full.

6 Sign the lease — ONCE THE FUNDS CLEAR

We both sign the lease, electronically or in person, and you receive a signed copy straight away.

7 Move in — ON YOUR START DATE

We do the ingoing inspection together and record the home's condition with photos, then hand over the keys. Your lease, inspection, payments and messages all live in your free Porchlight account.

Keeping you safe. Please only pay into the bank account named in your written offer, and phone your contact on the number above to confirm the details before you pay. We will never change banking details by email or WhatsApp, and we never ask for money before you've viewed the home.