

## Your Rent

AnglicareSA Housing is what is called a 'community housing provider.' Most of our rental properties are available to people on low to moderate incomes.

We are about creating secure and supportive communities, not just providing houses. We aim to make your rent as affordable as possible while making sure we can provide good quality housing that is well maintained.

Your rent charge will be whichever is **lower** of these:

- A percentage of the property's 'market rate' (CEILING RENT)

OR

- Your household income (up to 30% of) plus any Commonwealth Rent Assistance you receive (INCOME BASED RENT)

### CEILING RENT

Our Ceiling rent is 74.9% of the current market rate for a similar rental property.

To work out the current market rate, we look at information from the Valuer-General, formal valuations and private market rents.

**74.9%** 

### INCOME BASED RENT

This is up to 30% of the income of everyone working and living in your household.

It may also include any Commonwealth Rent Assistance you receive from Centrelink.

**UP TO 30%+**   
Your Income Rent portion

### COMMONWEALTH RENT ASSISTANCE (CRA)

CRA is an extra payment from the Australian Government to help people in community or private housing meet the cost of their rent. If you receive a pension or allowance from Centrelink, you may be eligible.

Please read our *Commonwealth Rent Assistance Fact Sheet*.

  
CRA addition  
Your Income

### PAYING YOUR RENT

You'll pay two weeks rent in advance when your lease starts and then rent is due each fortnight from this date.



### RENT REVIEWS

We will review your rent twice a year. If your rent is increased after the review, it will never be by more than \$20 per fortnight. You will always be provided with the required notice before any rent increase commences.

If you are receiving a CRA payment, you'll need to advise Centrelink of any changes to your income or rent costs.



### HAVING PROBLEMS?

If your circumstances change and you're having problems paying your rent, please contact us immediately.

You're part of our community and we'll work with you to assist in whatever way we can to sustain your tenancy.



## FOR MORE INFORMATION, PLEASE CONTACT US:

- AnglicareSA Housing: 15 Ridgeway Road, Edinburgh North. Phone (08) 8209 6660 or
- AnglicareSA Housing: 60 Fairfield Road, Elizabeth Grove. Phone 1800 252 772

PLEASE NOTE: There may be some other fees for extra services or facilities at the property where you're living. Please ask us about these.

