



## RENT FACT SHEET

This sheet explains how Unity Housing calculates rent for tenants on income based rent.

### How is your rent calculated?

The rent you pay will either be:

the home's market rental rate

OR

up to 30% of your weekly household income, **plus**, any Commonwealth Rent Assistance (CRA) you are eligible for, and a Tenant Services Levy (TSL)



#### What is Market Rent?

Market rent, (plus any TSL charge) is the most rent you will pay for a Unity Housing home. The market rent is how much the property would rent for in the private rental market. The Market rent is set by the Valuer General, not Unity Housing.

#### What is Income Based Rent?\*

This is up to 30% of the assessable income everyone living in your household receives. It may also include any CRA you are eligible for from Centrelink. Not all income sources are assessable.

\*Excluding tenants living in Specialist Disability Accommodation

#### Commonwealth Rent Assistance (CRA)

Please see overleaf about CRA and how it forms part of your rent.

#### Rent Reviews

Unity Housing will review your rent twice a year, usually in June & December.

If your circumstances change including the people who live in your home, you must ask your Housing Officer for a review, and your rent may change.



# COMMONWEALTH RENT ASSISTANCE (CRA) FACT SHEET

## What is Commonwealth Rent Assistance?

Commonwealth Rent Assistance (CRA) is a non-taxable payment from the Australian Government to people in receipt of an eligible Department of Human Services (Centrelink) payment who are paying rent in the private market (including non-government organisations such as community housing providers).

Public housing tenants are not eligible to receive CRA because they pay rent to a government housing authority.

## Will I need to reapply for CRA if my rent changes?

**No, you do not need to reapply for CRA if your rent changes.** However, if your rent, income or the make up of your household changes, you will need to advise both Centrelink and Unity Housing, as changes to your circumstances may affect both your rent and CRA payments.

You must tell Centrelink of any change to your circumstances within 14 days of the change happening.

## What if I am eligible for CRA but choose not to apply for it?

The amount of rent you will be charged will be based on the amount of CRA your household is entitled to receive, even if an application for CRA is not made.

Unity Housing encourages you to make an application as it will be to your benefit.

## Will my rent increase if I am eligible for CRA?

**Yes, your rent will increase if you are eligible for CRA.** If you are eligible for CRA your rent will increase by the amount of CRA for which you are eligible.

For tenants who came to Unity from Housing SA, your 'after-rent income' will be the same as if you had stayed with Housing SA.