

## Eligibility criteria for potential tenants under the National Rental Affordability Scheme (NRAS)

New NRAS dwellings will become available to rent until 30 June 2012.

As there is considerable demand for these dwellings there is no guarantee that you will be able to rent a dwelling developed under the Scheme. The allocation of NRAS dwellings to tenants will be assessed by, and at the discretion of, the tenancy management organisation. As long as NRAS eligibility requirements are met, decisions will be made in line with their usual policies and processes.

The Australian Government does not select tenants or maintain a waiting list for homes supported by NRAS. This is done by the tenancy manager.

Tenants need to contact the tenancy manager for homes directly.

### Tenant Income Levels

NRAS homes are required to be rented to eligible tenants at 20 percent below the market rent to be eligible for the National Rental Incentive annually. The income levels for tenants are specified in the NRAS Regulations. Tenant income levels are indexed annually to the general rate of the Consumer Price Index (CPI)

Initial tenant income levels are assessed against gross income according to the household composition as identified below.

Household type	Initial income limit \$	Upper income limit \$
One adult	41,514	51,893
2 adults	57,391	71,739
3 adults	73,269	91,587
4 adults	89,146	111,433
Sole parent with 1 child	57,432	71,790
Sole parent with 2 children	71,200	89,000
Sole parent with 3 children	84,968	106,210
Couple with 1 child	71,159	88,949
Couple with 2 children	84,927	106,159
Couple with 3 children	98,695	123,369

Household income limits are indexed annually on 1 May in accordance with the NRAS tenant income index.

This list is not an exhaustive list and other household compositions may be eligible to rent NRAS dwellings if their gross household income for the previous 12 months is within the initial income limit as calculated using the formula as set out in Regulation 19 of the National Rental Affordability Scheme Regulations.

Eligible tenants must fall under the **initial** income limit when they become a tenant of an NRAS dwelling. Income may increase up to 25 per cent, or up to the upper income limit before their eligibility is impacted.

When calculating incoming NRAS eligibility for household types not covered above, please use the formula below:

Person type:	Income level
First adult	\$41,514
Each additional adult	\$15,877
Each child	\$13,768
First sole parent	\$43,664