

Sale of NRAS Property

Sale of properties accredited under the National Rental Affordability Scheme (NRAS) is permitted under the Quantum Scheme. Transfer of the NRAS accreditation associated with the property will not be unreasonably withheld by Quantum, if the conditions of the NRAS Agreement are adhered to.

Notice period

Under Section 7 of the NRAS Agreement, owners of NRAS properties are required to give three months' prior written notice of the intent to sell or transfer the NRAS property. Quantum may allow shorter notice periods at its discretion.

In addition, the owner must, within fourteen days before settlement of the transfer of the property, notify Quantum of the date of settlement.

Sale Process

The property can be sold either to a purchaser who wishes to participate in NRAS, or one who does not.

If you are selling the property to a *purchaser who wishes to participate in NRAS* you must:

- Provide the purchaser with a copy of our current Product Disclosure Statement (this can be downloaded from our website or requested as a hard copy from our office).
- Provide Quantum with the purchaser's completed acknowledgement form from the Product Disclosure Statement as soon as an offer is accepted.
- Pay the transfer fee as set out in Schedule 2 of your agreement at or before settlement.
- Disclose to the purchaser the remaining NRAS term for the property (Quantum will provide you with a letter of advice regarding this upon request).
- The purchaser would be responsible to pay an establishment fee of \$500 plus GST.
- Ensure your Marketing Agent is aware of the above requirements, has been supplied with Fact Sheet 9, 'Marketing and Sale of NRAS Dwellings'.
- Advise your Residential Property Manager of your intent to sell.
- Notify your Tenant in accordance with the applicable State Real Estate Act.

If you are selling the property to a *purchaser who does not want to participate in NRAS* you must notify us of this and provide confirmation of the settlement date when it occurs.

Distribution of Incentive

In the instance that you sell to a *purchaser who wishes to participate in NRAS*, you will receive the National Rental Incentive (NRI) at a pro-rata amount for the period of the year that the property was owned by you, less any fees outstanding to Quantum Housing Group.

The new owner will receive the remainder.

If you are selling the property to a *purchaser who does not want to participate in NRAS* you will receive a pro rata payment of NRI for the period of the year that the property was owned by you, less any outstanding fees owing to Quantum.

Further Information

For further information regarding the Sale of NRAS Property process:

- Refer to Section 7 and Schedule 2 in your NRAS Agreement.
- Refer to Quantum's Fact Sheet 9 – Marketing and Sale of NRAS Properties.
- Refer to Quantum's Product Disclosure Statement, a copy of which can be requested through our website at www.quantumhousing.com.au
- Contact Quantum Housing Group: enquiries@quantumhousing.com.au or (08) 6169 1603.

NOTE: The information on this Fact Sheet has been provided as an information service. The information contains general information and does not take into account any investor's particular circumstances and needs. Each investor should assess, or seek advice on, whether the information is appropriate for his or her particular needs, financial situation and investment objectives. Quantum, its officers and employees and agents disclaim all liability (except for any liability which by law cannot be excluded), for any error, inaccuracy in, or omission from the information contained in this Fact Sheet or any loss or damage suffered by any person directly or indirectly through relying on this information.