

NRAS Tenant Selection

Dwellings accredited under the National Rental Affordability Scheme (NRAS) must be rented to households that meet income eligibility criteria.

Annual reporting of tenant eligibility is undertaken by Quantum on your behalf and is audited by the Federal Government prior to the issue of the Refundable Tax Offset (RTO) certificates for the NRAS Year. If a dwelling is occupied by an ineligible household for some or all of the NRAS year, the incentive payable will be reduced by a pro-rata amount for the proportion of the year that the ineligible household was in residence.

Your NRAS Accredited Property Manager will assess potential tenant households for you and present you with eligible tenants only to choose from. The final decision on tenant selection is still made by you, the dwelling owner, and you are not compelled to accept the tenant recommended by the Property Manager.

It should also be noted that a vacancy period of up to 91 days each year is allowable under NRAS and will not reduce the amount of National Rental Incentive (NRI) paid for the dwelling (for more information refer to Fact Sheet 1 – “Incentive Payments”).

Household Income Limits

The latest income limits (2017/18 NRAS Year) for common household types are shown in the table below:

HOUSEHOLD TYPE	INITIAL INCOME LIMIT (\$/YEAR)
One Adult	\$49,547
2 Adults	\$68,501
3 Adults	\$87,455
4 Adults	\$106,409
Sole Parent with 1 Child	\$68,548
Sole Parent with 2 Children	\$84,983
Sole Parent with 3 Children	\$101,418
Couple with 1 Child	\$84,936
Couple with 2 Children	\$101,371
Couple with 3 Children	\$117,806

* **Adult** means a person 18 years of age or older, regardless of the relationship borne to other adults in the household, or a person under 18 years of age living independently outside of the family home and who is not financially dependent on an eligible tenant.

****Sole parent** means a single parent, that is, one who has no spouse or permanent partner.

An eligible household's income must be less than or equal to the initial income limit that applied when they become a tenant of an NRAS dwelling. Income is always assessed for the 12 months prior to the day on which the household would become tenants.

There is no asset test under NRAS, except for prospective tenants in Queensland. In Queensland, NRAS tenants must also register with the Queensland Government and gain an NRAS Approval Number.

All prospective NRAS tenants will be required to complete Quantum's Tenant Income Questionnaire and provide supporting documentation to the Property Manager for assessment. Quantum maintains a database of tenant income data and documentation in order to meet the Government's compliance and audit requirements.

Ongoing Eligibility Checks

Tenants occupying NRAS dwellings must be re-assessed for eligibility every 12 months. Your NRAS accredited Property Manager will conduct the assessment for you. To remain eligible, an NRAS tenant household may earn up to 25% more than the initial income limit (termed the "upper income limit").

If the household has earned more than the upper limit, they are advised of this and notified that they have 12 months to become eligible again. If after another 12 months has elapsed, the income is still above the upper income limit, they will then be required to vacate the NRAS dwelling.

Further Information

For further information regarding Tenant Selection and Eligibility:

- The Federal Government NRAS website: <https://www.dss.gov.au/our-responsibilities/housing-support/programs-services/national-rental-affordability-scheme/national-rental-affordability-scheme-nras-household-income-indexation>
- Refer to Quantum's Tenant Income Questionnaire, which can be downloaded from our website at: <http://quantumhousing.com.au/tenants/tenant-eligibility-for-nras.html>
- Contact your NRAS Accredited Property Manager.
- Contact Quantum Housing Group: enquiries@quantumhousing.com.au or (08) 6169 1603.

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