

# Easy Read Rent Calculation



Access 2 Place wrote this information. When you see the words '**we**' or '**us**' or '**A2P**' it means Access 2 Place.



We have written this document in an easy to read way. It has key details from our Rent Policy and Rent Procedure.



You can read this document with your family or a support person. We use pictures to help explain ideas.

## Rent – how much will you pay?



A2P is a Community Housing Provider. This means that the rent is usually less than **Market Rent**.



Market Rent is what someone would pay if the house were rented from a private landlord.



Market Rent is usually more expensive than **Income Based Rent**. A2P charges Income Based Rent if it is cheaper than Market Rent.



Income Based Rent is charging rent based on how much money someone gets.



A2P usually charges Income Based Rent of 25 per cent of your weekly income plus **Rent Assistance**.



The Australian Government gives Rent Assistance to some people and that amount is added to your rent.



A2P may automatically add Rent Assistance to your rent. If you are not getting Rent Assistance please ask Centrelink to pay it to you.

## How is Rent Calculated?



To **Calculate** rent is to work out how much rent a person will pay.



When someone moves into an A2P home, we will Calculate that person's rent.



Because the rent is based on income, we will calculate your rent once or twice each year because most people's income changes during the year.



To Calculate your new rent we look at these things:

- how much income you have; and
- how many people live in the home; and
- Market Rent



After we calculate your rent, we check: which is less for this person?

- Income Based Rent plus Rent Assistance; or
- 75 per cent of Market Rent?



The rent we charge you will be whichever amount is the smaller of these.



Your rent may go up or it may go down. This can depend on your income.

## Rent in Share Houses



Some people share a home with people who are not their family. We call this a **Share House**.



In a Share House each person has their own bedroom which they rent from A2P.



The people living in the house together are called **Housemates**.



For a Share House, we split the house  
Market Rent between the people living there.



In a share house, the total rent paid by all  
Housemates must be less than 75 per cent of  
Market Rent for the whole house.



The Housemates' new rent starts from the  
day the bedroom is closed or opened.



A2P will send letters to the Housemates saying what their new rent is.



We have another document about Share Houses which you may want to read, called “Easy Read Rooms & Rents in Share Houses”.



“Easy Read Rooms & Rents in Share Houses” explains more about share houses, including closed and opened bedrooms.





## Making a complaint



If you are not happy with something we have done you can:

- make a complaint; or
- appeal our decision.



You can lodge your complaint or appeal on our website or by contacting us directly. Our contact details are on the last page.



For more information, see our “Easy Read Complaints, Appeals and Compliments”.

## Questions?



If you have any questions or would like more information please contact us:

- phone – 08 8274 6300
- email – [info@access2place.com.au](mailto:info@access2place.com.au)
- web – <https://access2place.com.au/>
- visit or write – 20 Greenhill Road,  
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