

Fact Sheet

May 2012

Private Rental Subsidy

A Private Rental Subsidy assists people to access affordable accommodation in the private rental market.

When you apply for housing assistance, a social housing provider will assess your application and may also determine whether you are eligible for a Private Rental Subsidy.

There are three types of Private Rental Subsidies, each with its own eligibility criteria.

To be eligible for **Private Rental Subsidy – Special** you must:

- meet social housing eligibility criteria
- meet priority housing eligibility criteria
- be diagnosed with HIV/AIDS.

To be eligible for **Private Rental Subsidy – Disability** you must:

- meet social housing eligibility criteria
- meet priority housing eligibility criteria, or have reached your turn on the NSW Housing Register
- have a disability.

To be eligible for **Private Rental Subsidy – Start Safely** you must:

- meet social housing eligibility criteria
- be escaping domestic or family violence
- be homeless or at risk of homelessness
- be able to demonstrate an ability to afford and sustain the tenancy when the subsidy stops
- be willing to receive support services where relevant.



What happens if I am approved for Private Rental Subsidy?

You will need to locate a suitable affordable property. Housing NSW has a number of fact sheets with advice on looking for a property. These are available from the Housing Pathways website at www.housingpathways.nsw.gov.au or from your local Housing NSW or participating community housing provider office.

Housing NSW will advise you what locations (suburbs) you have been approved to look for a property in, and what is considered a 'reasonable' rent for these locations. Housing NSW determines 'reasonable' rent, based on the average rent data provided by NSW Fair Trading for specific sizes and types of accommodation in an area. We refer to this as 'benchmark rent'.

What do I do when I find a property?

You need to complete the property information form, we give you when you were approved for a Private Rental Subsidy.

We will then assess the suitability of the property and let you know our decision.

What happens if Housing NSW doesn't approve the property I have found?

We will tell you why we haven't approved the property and you will need to find another property.

What happens when Housing NSW approves the property I have found?

We will ask you to provide a copy of the lease, which confirms the rent for the property.

We will then process the subsidy and advise you how much we will contribute towards your rent. Receiving a Private Rental Subsidy means that the rent you will pay for your property will be similar to the amount you would pay as a Housing NSW tenant.

How is the landlord or real estate agent paid?

You pay your portion of the rent directly to your landlord or real estate agent.

Housing Pathways

Private Rental Subsidy

We will pay the subsidy directly to your landlord or real estate agent. We will make these payments either by:

- electronic funds transfer directly into the landlord's or real estate agent's bank account,
- cheque made payable and sent directly to your landlord or real estate agent.

Payments are made in advance.

Can I get help paying the bond*?

Housing NSW may be able to assist you with a loan of up to 100 percent of your rental bond, which is repayable to Housing NSW.

You must be able to demonstrate you can maintain both rent and Bond Loan payments.

For more information about Rentstart Bond Loans read the [Rentstart Bond Loan](#) fact sheet or visit the Housing Pathways website www.housingpathways.nsw.gov.au

Changes in your circumstances

While you are receiving a Private Rental Subsidy you must tell us about any changes to your household circumstances within 28 days. For example, you must tell us about changes in household members, household income, market rent, your address, or your landlord or real estate agent.

Failure to tell us about any change in your circumstances could result in you repaying money to Housing NSW.

Are all your questions answered?

If all your questions have not been answered in this fact sheet:

- contact your local Housing NSW office
- phone 1300 HOUSING (1300 468 746)
- visit the Housing Pathways website www.housingpathways.nsw.gov.au

***From 1 May 2012, Rentstart bond assistance is available as an interest-free loan.**

It is illegal for an officer of Housing NSW or a community housing provider to ask for money or favours or other benefits of any kind in exchange for helping you with your housing needs.

It is also illegal for you or anyone else to offer money or favours or other benefits of any kind to anyone who works for Housing NSW or a community housing provider in exchange for helping you. If you have any information regarding this, please contact Business Assurance on 1300 HOUSING (1300 468 746).

Translation service

Arabic	خدمة الترجمة الخطية والشفهية المجانية اتصل على الرقم 131 450
Chinese	免費的翻譯傳譯服務 致電 131 450
Russian	Служба бесплатного письменного и устного перевода Позвоните по номеру 131 450
Spanish	Servicio Gratuito de Traducción e Interpretación Llame al 131 450
Vietnamese	Dịch vụ Phiên dịch và Thông dịch Miễn phí Điện thoại 131 450