

Community Housing Leasehold Property (CHLP) Offer



**Link
Wentworth**
Providing homes, building futures.

We are pleased to tell you that you have been offered a social housing Community Housing Leasehold Program (CHLP) property with Link Wentworth.

We have done our best to match you to a property based on the information you have provided, so we are confident the property is suitable to your needs and requirements. Please decide whether you are going to accept this offer and get in touch with Link Wentworth within 24 hours of viewing the property.

What is a CHLP or privately owned property?

CHLP properties are social housing properties rented from the private rental market. These properties are rented by Link Wentworth and leased as social housing and offered as such. Link Wentworth is the head tenant of the property and will act as your landlord. Should Link Wentworth be served with a termination notice during your tenancy with us, we will tell you immediately and help re-house you in accordance with our relocation policy.

What happens if I accept the offer of a CHLP property?

If you accept the offer, your new Tenancy Manager will organise a time for you to sign the lease within 48 hours. During this time, Link Wentworth will let you know your advance rent and bond payments, if applicable.

If you are concerned about being able to afford these payments or you are concerned about giving notice on your current property, please let your Tenancy Manager know. We can work with you to resolve these concerns.

Please make sure you bring the following documents to your lease signing:

- One (1) form of photo ID
OR
- Two (2) forms of non-photo identification

What happens if I can't make a decision today?

You need to make a decision within 24 hours of viewing the property. We understand this is a short timeframe but there are only a limited number of properties to offer and many more people who need a place to live.

To help you with your decision, we recommend consulting with supports, friends and family. If you have any further questions or concerns, your Tenancy Manager will be happy to help you.

What happens if I decline this offer?

Under Housing Pathways policy, you are given two reasonable offers of housing. If this is your first offer, you will receive one more. If this is your second offer and you decline, your name may be removed from the waiting list and Link Wentworth may not be able to provide you with further assistance.

If you have declined because you think the property is not a reasonable offer, you will need to put your reasons in writing and submit this to Link Wentworth within 21 days. If your reasons are based on medical and/or disability grounds, you will need to provide a supporting letter or report from an appropriate health practitioner. We will then determine whether the offer was reasonable or not.

Pets

Decisions on whether you can have pets in the property are up to the real estate agent and owner of the property. For more information, please ask for a copy of our Pets Policy.

How we calculate your rent



On signing a lease with Link Wentworth, you will be required to pay two (2) weeks rent in advance. You will be advised within the next 24 hours of your subsidised rent and the advance rent requirements to start your tenancy.

Here's how we calculate your rent according to your income type:

Income type	Percentage of income assessed	Example
Disability Support Pension, Jobseeker, Youth Allowance, Parenting Payment, Wages, compensation payments	25%	\$270 per week ÷ 4= \$67.50
Family tax benefit A & B	15%	\$120 per week ÷ 6.66= \$18.01
Commonwealth Rent Assistance Note: You must tell Centrelink about your Link Wentworth tenancy to ensure you receive CRA.	100%	\$60 per week ÷ 1= \$60.00
Total		\$450.00 per week = \$145.50* *example only

If you are unable to pay your advance rent by the lease start date, please contact Centrelink on 136 240 to check if you are eligible for an advance to cover this cost. You can also talk to your Tenancy Manager to request a repayment agreement.

How long can I stay in social housing?

You can remain a tenant with Link Wentworth as long as:

- You remain eligible for social housing
- You adhere to your tenancy responsibilities outlined in the Residential Tenancy Agreement.

Your Tenancy Manager will go through the above in more detail during the lease sign up.

Need help or more information?

Contact your Tenancy Manager and they will be happy to help in any way they can. Call 13 14 21 or email enquiries@linkwentworth.org.au.

If you need more information, please contact Link Wentworth on 13 14 21 or email enquiries@linkwentworth.org.au

Do you need a translator?

TIS National provides access to phone and on-site interpreting services in over 150 languages.

Call 13 14 50.