



Tenants Selection Policy

All tenancy applications are required to meet minimum requirements before owner approval is sought.

These minimum requirements include

1. All details have been completed
2. All supporting documentation has been provided
3. Evidence for the 100-point ID check has been provided
4. The weekly rent is not more than 30% of the tenant's income. This must be supported with pay slips and relevant documentation. (to calculate - use weekly rent divided by 30% will tell you the min weekly income you must be earning. Example rent is \$450 divided by 30% = tenants combined income must be in excess of \$1500 per week)
5. Checks on past rentals include
 - Rent payments have been made on time with minimal or no breaches
 - The routine inspections have been satisfactory and no breaches for poor inspections have been served
 - The final bond inspection was satisfactory
 - Complaints from neighbours
 - Any general breaches

All information provided must be true and accurate and any false statements made could mean your application will be deemed unacceptable.

All applications will be considered in accordance with the *Equal Opportunity Act 1995* along with other relevant Acts listed below. We will not discriminate against age, sex, marital, parental or carer status, pregnancy, sexual orientation, disabilities, physical features, race, religious beliefs.

- Australian Human Rights Commission Act 1986
- Disability Discrimination Act 1992
- Racial Discrimination Act 1975
- Sex Discrimination Act 1984.
- Age Discrimination Act 2004