

## GOVERNMENT REGIONAL OFFICERS' HOUSING (GROH)

### LEASING STANDARDS

#### BENEFITS OF LEASING TO GROH

##### GUARANTEED RENTAL INCOME

GROH will guarantee your rental income for the duration of the lease, even when the property is vacant. GROH's long term leases guarantee the investor will have a steady income 52 weeks a year; year after year.

##### REDUCED COSTS

Leasing a property through property managers incurs constant fees. In contrast, GROH manages tenant movements at no charge to the investor. Even if the investor chooses to use the services of a real estate agent to manage their lease to GROH, the investor will only pay the leasing fee ONCE.

##### NO FEAR OF TENANTS SKIPPING TOWN

A property investor's biggest nightmare is the tenant who falls badly behind in their rent, and worse still skips town without paying. GROH guarantees to pay the rent to the investor every month without fail, a month in advance.

##### INVESTING IN YOUR COMMUNITY

GROH requires properties across W.A., including areas where many investors would generally not consider buying an investment property. To encourage investors to supply properties in these areas, GROH pays the investor 'cost rent' - the dollar amount that will cover the costs of providing housing in that location.



**GROH Housing Merredin: properties built by a property developer and on-sold to private investors at completion**

#### All properties must:

- be suitably located (plans and location of any new construction will have to be approved by GROH before entering into any agreement to lease)
- be fully established, in excellent condition, with easy care gardens, phone and television connections, light fittings and floor and window treatments
- preferably be less than 10 years old
- be on a reasonable sized lot with an enclosed yard that will provide privacy and a safe play area for children
- preferably have an ensuite or second bathroom
- offer appropriate security and adequate storage
- have car accommodation
- have appropriate climate control facilities (i.e. air conditioning and heating) as per requirements under government policy. For further information on minimum air conditioning and heating requirements please visit [www.groh.wa.gov.au/policies](http://www.groh.wa.gov.au/policies) or call 9286 6000