**House for Ministry Information Sheet**

**Who we are:**

First of all, let us introduce ourselves. Our names are Garry and Barbara Thomas, and we have had the great joy and privilege of serving the Lord through the ministry of this house since mid 2008.

**Our aim:**

Our aim is to provide affordable and comfortable rental accommodation primarily to those who have been serving on the mission field and have returned home for furlough, or others in full time Christian Ministry with similar short term accommodation needs.

**About the house:**

The house belonged to Garry’s mum until she was called home to be with her Lord.

It is a tidy, small, modest, lowset, 3 bedroom, rendered brick house, which will cosily but comfortably accommodate a family of up to six. Doors and windows have security screens. Reverse cycle airconditioner in the lounge room can be felt throughout the house after a short while.

It has a single lockup garage plus a single carport.

The house perfectly fits the requirements of missionaries’ home on furlough. To rent a house can be quite expensive and most are usually unfurnished. Being offered a house which turns out to be unfurnished or only partly furnished can be disappointing. Either way, having to purchase or borrow items still required can be frustrating, difficult, and add to the cost.

Aware of such realities for many misho’s over the years, is one of the things that The Holy Spirit used to prompt us to use this house for His service.

This house is FULLY furnished, and specifically set up to provide everything that is needed for a stress free, pleasant, comfortable stay. It is not just a house for rent at a reduced rental rate, but a HOME that will feel just like YOUR home the moment you walk through the front door for the first time. We want you to feel as if you are arriving home after a day’s outing.

 All you need to bring are yourselves and your personal belongings. A quick trip to the supermarket to stock up on your preferred grocery supplies, and you should feel completely settled in ‘your new home!’

**Where is it:**

It is situated at Point Talburpin, just south of Victoria Point, on a small, low maintenance block with the yard fully fenced. It is opposite a reserve and close to a park leading to the water. For security reasons we do not disclose the address until moving in arrangements are being made.

**Public transport:**

There is a bus route at the front door. Buses take you to Redland Bay, Victoria Point, Garden City Shopping Centre at Upper Mount Gravatt, Griffith University, Brisbane City, or connect you to other buses and trains.

**What’s included:**

The house is fully furnished and everything is provided.

Main bedroom – bedroom suite has a double bed, 2 bedside tables, and a dressing table

Bedrooms 2 and 3 – both have a bunk bed, chest of drawers, small study desk & office chair

Note – all bedrooms have a wardrobe

Pillows, sheet sets, blankets are included

Bathroom towel sets are also supplied

Lounge room – lounge suite, TV, DVD, and coffee tables

Dining room – table, six chairs, buffet hutch, and telephone table

Kitchen – electric oven and cookware, microwave and microwave cookware, crockery,

 glassware, cutlery, kitchenware, 2 refrigerators

Teatowels, handtowels, cloths, detergent etc are supplied

Brooms, dustpan and other cleaning items are also provided

Laundry – washing machine, clothes dryer, iron, ironing board

Laundry washing detergent etc are supplied

Outside – there is a small lawnlocker (shed) with lawnmower, grass trimmer and appropriate

 fuel cans

Many other incidental items are supplied. The longer you stay in the house, the more

 things you will discover! ☺

**Conditions:**

We do ask that the house and yard be left as they were on entry, **and that as items are used they are replenished.** This makes the house more readily available for the next tenants.

We also have a ‘no pets’ policy in order to maintain a clean home with less maintenance. This ensures the house is always ‘fresh’ for all incoming tenants.

**Typical guest’s comments:**

Some misho’s have told us that the house was great because everything was already there, and saved them from having to chase up furniture and other items they still required. Others who have also ‘house-sitted’ on occasions elsewhere, indicated they appreciated the ‘sense of freedom’ they felt. Instead of having ‘part’ of a house to move around in, and feeling the ‘other part’ was someone else’s ‘personal space’ and therefore a ‘no-go zone’, they felt like they were in a home of their own, and were able to feel completely relaxed.

**Who is eligible:**

Missionaries who have been serving on the mission field and have returned home for furlough, medical treatment, or an unexpected stay due to unforeseen circumstances. Missionaries requiring accommodation whilst on deputation in Brisbane.

Pastors moving from one church to another and needing interim accommodation whilst re-locating.

Other workers involved in full time Christian ministry with similar accommodation requirements are also considered.

One requirement we have for anyone wishing to use the house is some **verification of their status with the Christian organization they work under.** This is not because we mistrust them , but we need to ensure that some unscrupulous person, having heard of the house being available at a much reduced rent, is looking to move in under false pretences.

**How long can we stay:**

The house has been used for stays of approx. 12 months (furlough), and for stays as short as 2 weeks (deputation).

**How much will it cost:**

Our house for ministry rental property operates as a MINISTRY, not for profit.

The market value rent for this house and similar properties in the area is approx. $380 to $400 per week. This is for a completely UNFURNISHED house. We make our house available FULLY furnished with everything provided.

To continue to make the house available, some of the costs incurred need to be recouped, therefore we do need to charge rent.

With ever increasing costs over the last 3 years or so, for landlord insurance, rates, water, and for phone/internet (which we need to pay for periods when the house is not occupied), we have had to review our costs and adjust the amount we suggest you consider as a weekly rental payment.

Additional costs such as general property maintenance, repairs, appliance replacements, improvements, upgrades, and other unexpected expenses that inevitably pop up from time to time, plus any shortfalls in ‘rent received’ are covered by us and considered as part of our giving to the Lord.

Please PRAYERFULLY consider the following 3 payment plans.

As is normal practice, you will of course be responsible for the cost of electricity, and phone/internet during your tenancy. For LONG TERM tenants, we simply forward the bill to you for your payment. For SHORT TERM tenants, we charge a weekly amount for each utility (based on the average weekly amounts for when the house has been tenanted).

 Electricity $35.00 per week

 Phone/internet $17.00 per week.

We ask you to make these appropriate payments at the same time you make your rental payments, BUT to itemize (reference) each payment individually for taxation purposes. If all amounts are lumped together under ‘rent’, then Mr Taxman considers that whole amount as revenue for us, whereas in reality only the actual ‘rental amount’ has gone into our account, the utilities components have been used to pay the appropriate bills when they fall due.

No bond is required for the property, but in order that your stay is legal, you will need to sign a ‘Queensland Government Residential Tenancies Authority’ rental contract, called a “Tenancy Agreement.”

As no agent is involved, we are able to be flexible with the rental period, provided it does not conflict with other bookings.

The house is never made available on the open market, we keep it for ministry only.

**PLAN 1 $140.00 per week suggested rent.**

This suggested rental amount of $140 per week helps recoup the basic costs in maintaining the house for ministry, such as landlord insurance, rates, water, and for phone/internet plan continuance during those periods when the house is not occupied.

If you are able to pay this $140.00 per week, then we are encouraged in what we do, and are deeply grateful.

Remember, you will of course also need to pay for the cost of the utilities that you use.

If you wish to make a FIRM BOOKING, remember to submit your ‘offer of rent’ along with your arrival and departure dates.

**PLAN 2 $140.00 PLUS per week.**

If you are able to afford to pay more than the suggested $140 per week rent, then it is with much appreciation and a real feeling of thankfulness to you and to God that we accept your offer.

Additional monies over and above what is required to cover the basic costs, all go towards maintaining this HOME for ministry. Thank you for your generous heart.

We **do not accept full market value rent**, as this would defeat our desire to provide good, comfortable, AFFORDABLE rental accommodation for those in the Lord’s service who require it.

Remember, you will of course also need to pay the cost of the utilities that you use.

If you wish to make a FIRM BOOKING, remember to submit your ‘***offer of ren***t’ along with your arrival and departure dates.

**PLAN 3 LESS than $140.00 per week**

If you are genuinely not able to afford the suggested weekly rental amount, we do understand, and are willing to negotiate.

Do not deprive us of the opportunity and privilege of being able to assist you with accommodation because of your financial circumstances. Helping you, especially when you are experiencing financial hardship is part of our service and giving to the Lord.

Remember, you will of course also need to pay for the cost of the utilities that you use.

If you wish to make a FIRM BOOKING, remember to submit your ‘offer of rent’ along with

your arrival and departure dates.

**Making a booking:**

When an enquiry is made for the house, we note the dates which are indicated as to when the house MAY be required, but no firm booking is made at this time. This means those dates are still available to anyone wishing to make a FIRM BOOKING.

We then await further notification from you as to when the house is DEFINITELY REQUIRED, and if the house is still available, make the FIRM BOOKING for you.

Bookings are made on a ‘first in, first served’ basis, therefore it is advisable to make a firm booking without delay, and if possible, as far in advance as you can to avoid disappointment.

When submitting your request for a FIRM BOOKING, please advise your arrival and departure dates, along with your offer of the rent you are able to pay.

**Cancelled bookings:**

Sometimes, things happen which are beyond your control, which might necessitate having to cancel a booking. However, we ask that you be as certain as is possible about your stay when making a firm booking.

Cancelled bookings, especially last minute cancellations and/or bookings for longer term stays, means that others who were hoping to make a booking during that period, have had their request to stay turned down because we believed the house would already be occupied. This can be very disappointing for those people who have then had to continue their search for somewhere suitable to stay, when in fact they COULD have stayed in our house.

No cancellations mean no-one is disappointed unnecessarily.

We have also forwarded to you along with this document, a copy of our promotional sheet with a few photos. There are no external photos, for security reasons. As there are times when the house is unoccupied, it is best that there be as little info as possible ‘out there’ that would make identification of the house too easy should this information somehow fall into the wrong hands. For the same reason, we do not state the address. This is given later when final arrangements are being made for a tenant to move in.

We always look forward to any opportunity of serving God by making this house available for ministry, and look forward to hearing from you if you require additional info or feel we could be of assistance to you.

Yours in Christ,

Garry and Barbara