

## ***F.A.Q. Turns for Tenants programme 2022***

### **How much should I charge for my rental?**

We suggest you use a combination of the market rates as disclosed at <https://www.tenancy.govt.nz/> and an evaluation of what is fair and reasonable.

A lot of our team start close to minimum wage - \$21.20 per hour, and work hours that are dependent on business levels. We recommend rentals be within the range of \$100 and \$300 per person week, it is up to you if you wish to include or charge extra for utilities. Each situation is unique and many factors such as an individual room or entire house will raise or lower that price. We recommend being a great landlord and using the Tenancy Services [Bond lodgement framework](#) - this allows you to collect a bond / damage deposit before allowing any tenant to reserve the rental. Keep in mind most employees starting their winter season are without significant reserves of cash to spend on a deposit - but some may have access to [assistance](#) to do so. There is some legislation on how much rent in advance you can collect (4 weeks).

### **Will RAL help collect rent from employees?**

The Turns for Tenants programme acts as a facilitator that connects available rentals with employees looking to rent. All rental/lease agreements are between the landlord/owner and the tenant.

### **What if I have rented to RAL employees in previous years, not through the Turns for Tenants programme, and plan on renting to them again?**

Thank you for housing RAL employees! The spirit of the programme is to promote community tiaki by making a list of rentals available to our employees currently searching for housing. A landlord must apply for the programme prior to filling vacancies. Agreements made with tenants prior to 31 March 2022 signing up with the programme are not eligible to receive incentive(s).

### **Are there any geographical boundaries my rental must fall in to qualify?**

We do not have limitations on how far away a rental can be. If your rental is further than a 45 minute drive, you may find that employees are not interested in commuting that far.

### **What if my tenant doesn't work out?**

If a tenant proves unsuitable due to their behaviour or a failure to pay their rent, the landlord may terminate the lease without losing the incentive package. If the landlord chooses to terminate the agreement for their own reasons not related to the tenant, the incentive package will be revoked.

Any questions, email Jo [property@mtruapehu.com](mailto:property@mtruapehu.com) or call 027 206 7334.