

HOUSING FACTSHEET



LEAVING THE ADF?

- Inform Defence Housing Australia of your intent to transition. You'll be given notice to vacate or pay full market rental price (if off base).
- Submit a request if you need an extension for Defence accommodation.



WHERE TO LIVE POST TRANSITION

- Check your budget - work out if you want to buy or rent your new accommodation.
- Rent or mortgage repayments should be less than 30% of your income.

RENTING



Budget for all expenses

Factor in rent, utilities (electricity, gas, water, phone & internet), insurances (e.g. contents) & potential travel expenses (e.g. public transport, parking).



Upfront Costs

There are costs you need to pay before you move in, including bond (usually 4 weeks rent) & 2 weeks upfront rent.



Plan & save

Put aside money into a savings account to help cover the cost in anticipation of moving e.g. at the end of a lease.



Length of lease

Consider whether you can commit to maintaining the full lease length, the costs to break it & if they're affordable to you.

BUYING



Deposits

Most finance companies require a substantial deposit (usually 20%) to purchase a home.



Lenders Mortgage Insurance

Can reduce your deposit amount, but it can be costly & protects the finance company not you.



Get professional advice

For more information see your finance company, finance broker or contact Bravery Trust's Financial Counsellors!

USE OUR MOVING CHECKLIST ON PG.2

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MOVING CHECKLIST

BEFORE YOU MOVE

- Rent /Mortgage - cost per week, fortnight or month.
- Upfront rent costs: 2wks rent & bond (4wks rent).
- Roommates? Co-signing a lease makes you both liable for rent & costs if the lease is broken.
- Include regular bills in your budget e.g. insurance, utilities.
- Moving costs: get multiple quotes for removalists.
- Save money & do part of/all of the exit clean before moving out.

BEFORE LEASING/BUYING

- Consider location of the property.
- Proximity to schools, workplace, public transport, shops.
- Proximity to your support network, medical practitioner.
- Specific required features e.g. no stairs, 3 bedroom.
- Property security e.g. fence, alarm, windows/doors locks.
- Garden/pool - will it be difficult or expensive to maintain.

RECORD KEEPING

MAKE SURE YOU GET COPIES OF:

- The rental agreement.
- All money paid to the lessor.
- Property condition report (you can also take your own photos of the condition of rooms, curtains & appliances).
- The agreement of maintenance issues that will be corrected.