

## How the REST Professional Calculator Works

### Overview

REST Professional has a built in calculator that will assist you in converting the tenants rent amount into a Daily, Weekly, Monthly and Yearly amount. It will assist you to calculate the daily rate for a selected period of days i.e. to calculate a tenant's vacate date.

### How REST calculates the amounts

REST calculator uses the following calculation to break down rents

- Weekly rate  $\div 7$  = daily amount
- Weekly rate  $\div 7 \times 365 \div 12$  = monthly amount
- Weekly rate  $\div 7 \times 365$  = yearly amount
  
- Daily rate  $\times 7$  = weekly amount
- Daily rate  $\times 365$  = yearly amount
- Daily rate  $\times 365 \div 12$  = monthly amount
  
- Monthly rate  $\times 12 \div 365$  = daily amount
- Monthly rate  $\times 12 \div 365 \times 7$  = weekly amount
- Monthly rate  $\times 12$  = yearly amount

The method for calculation of rent adopted by VCAT (Victorian Civil & Administrative Tribunal) is as follows:

**Weekly:** Rent  $\div 7$  = daily rate (e.g. \$180pw  $\div 7$  = \$25.71);

**Fortnightly:** Rent  $\div 14$  (e.g. \$320pfn  $\div 14$  = \$22.86);

**Monthly:** Rent  $\times 12 \div 365$  (e.g. \$800pcm  $\times 12 \div 365$  = \$26.30);

### Vacating Tenants Calculations for Monthly Rent Amount

If you have a vacating tenant that pays monthly and owes more than a months' period of rent, REST will not use the daily rate for the whole period. It will use the monthly amount and then the balance at the daily rate.

Example:

Rent amount \$2824.40 Rent Paid to Date: 31/10 Vacate Date: 10/12

REST will calculate rent from one calendar month (i.e. 01/11 - 30/11) \$ 2824.40

Then calculate rent from 01/12 to 10/12  $\times$  the daily rate ( $92.86 \times 10$  days) = \$ 928.57

Rent to vacate date \$ 3752.97

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