

## CALLING ALL LANDLORDS!!

If you own or manage a property in Hart or surrounding areas and are looking to rent to tenants, we can assist you at **NO COST!**

**Hart's Housing Services offer a range of financial and other benefits as part of our incentive scheme for landlords.**

We are looking for private rented sector properties available to rent. We can work with you, saving you time, reducing the hassle, and helping your business to grow.

This scheme is run by Hart District Council to help people who are housed in poor quality homes, homeless or who are facing homelessness, so that they are able to find suitable alternative accommodation in the private rented sector. These people are often working on low incomes and/or receiving welfare benefits.

We offer tenants AND landlords a range of support services in order to create lasting tenancies.

We offer landlords a bond guarantee on behalf of our clients and then support tenants to enable them to maintain their tenancies. We can also offer the first month's rent in advance if required.

We can advise you on changes in the law and upcoming legislation, handle all the paperwork including the inventory and act as mediators if disputes arise. We interview and assess all tenants before they approach you and try to match tenants to suitable properties.

### **What can the scheme offer you as landlord?**

- Professional service delivered by experienced people available at **no cost**.
- The chance to let your property promptly and reduce the time it is empty with **no fees**.
- Written guarantees in place of cash deposits that do not require you to protect them under Tenancy Deposit Protection legislation.
- **Free** advice & information (including forums, newsletters & access to an accreditation scheme).
- **Free** tenancy agreements and inventories for your property.
- Support to help ensure that tenancies last and that landlords and tenants are happy.

- We can provide advice on tenancy matters and changes in the law to help you keep up to date with housing legislation.
- We provide you with a named point of contact from the start of the tenancy – someone that will work with you and your tenant, to make the tenancy succeed.
- If problems arise, we can provide assistance to you as the landlord and to your tenant to help get the tenancy back on track, or to end the tenancy as smoothly as possible for both parties.

### How do you benefit?

- The service we offer is **free of charge** with no hidden costs or renewal fees.
- We vet prospective tenants and share relevant information about them with you, so that you can make an informed choice when letting your property.
- We provide tenants with pre-tenancy training on their responsibilities.
- We will help set up your tenant's claims for Local Housing Allowance, apply for direct payment of rent for you when appropriate, and will follow up any queries or issues that may arise.
- We give tenants support and advice to help increase their understanding of what it means to be a tenant in the private rented sector and the importance of observing tenancy conditions.
- We can provide financial security in the form of a deposit guarantee.
- We will help sort out the necessary paperwork for the tenancy.
- You save money from **no fees** to agents

### What does Hart District Council ask of you?

- To meet Hart's standards for property fitness and safety.
- Offer tenancies to people working on low incomes and/or receiving welfare benefits.
- Work with us in trying to resolve any problems.
- Inform us before taking any action to bring the tenancy to an end.
- Uphold your responsibilities as a private rented sector landlord.

### What do you need to do next?

Hart District Council wants to work with as many landlords and letting agents in the local areas as possible. If you would like more information, to discuss the service in more detail, or to offer your property to be used in conjunction with the scheme please contact: The Landlord Liaison Officer at Hart District Council on 01252 774420 or email [rentdeposit@hart.gov.uk](mailto:rentdeposit@hart.gov.uk)