

REALHOME TENANT FINDER SERVICE FOR LANDLORDS

Since 2015, Newark and Sherwood District Council have operated a RealHome scheme - working with private sector landlords - to provide good quality, safe, affordable and secure homes for residents in housing need, with a local connection to our district.

The scheme is **FREE** for landlords.

What can you expect from RealHome?

Checks on a prospective tenant:

- Financial checks
- References obtained
- Affordability checks
- Background checks for anti-social behaviour, poor tenancy management, etc.
- Necessary documentation/information available for you to carry out 'Right to Rent' check

Checks on your property:

- A Housing Health and Safety Rating System (HHSRS) assessment

Once all parties are happy to proceed, we provide:

- An inventory and photographs
- A National Residential Landlords Association (NRLA) approved Assured Shorthold Tenancy agreement
- An accompanied sign-up, including taking meter readings and assisting the tenant to set up their utilities, Council Tax, etc.
- A deposit guarantee for eligible tenants, which negates the landlord from having to place a cash deposit into a tenancy deposit protection scheme



Throughout the tenancy:

- Advice and assistance for you
- Access to experienced tenancy support officers for your tenant
- Periodic property inspections and feedback to you

What we will need from you

- Good quality, safe and affordable accommodation
- Current Electrical Installation Condition Report
- Current Energy Performance Certificate, with a rating of 'E' or above
- Current Landlord's Gas Safety Record (if applicable)

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What RealHome don't do

- Full tenancy management
- Rent collection or guaranteed rent
- Arrange repairs and routine maintenance


More reasons to work with us

- Our oldest current tenancy has been in place since 2015
- Of those tenancies created between 2018-2020, 2 out of every 3 are still ongoing
- Between January 2017 and January 2022, less than 8% of RealHome tenancies ended due to the landlord serving notice
- You will receive information on upcoming legislative changes which may affect you and events you may be interested in
- RealHome is 'not for profit' and you keep all your rental income
- There are absolutely no charges for our service, it is totally FREE to both tenant and landlord



If you are interested in using our scheme and would like to discuss this further, you can telephone our Landlord Liaison Officer on **01636 650 000** or e-mail us at Real.Home@newark-sherwooddc.gov.uk.

We look forward to hearing from you

 @NSDCouncil

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www.newark-sherwooddc.gov.uk